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01227 362248 · davidclarke.co.uk



Herne Avenue, Herne Bay, CT6 6EN

£300,000

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

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KEY FEATURES

- Semi Detached House
- Three Bedrooms
- Large Garden
- Close To Sea & Town
- Central Location
- Double Glazing
- No Forward Chain
- Distant Sea Views

TENURE	Freehold
COUNCIL TAX	Band C
EPC RATING	F (36)











About this home

Situated in a convenient central location on Herne Avenue, Herne Bay, this three bedroom semi-detached family home offers spacious accommodation, a generous rear garden and distant sea views from the first floor and the rear of the garden. Offered to the market with no forward chain, the property is ideally positioned within easy reach of the town centre and seafront, making it an excellent choice for families, first-time buyers or those looking to enjoy coastal living.

Upon entering the property, you are welcomed by an entrance hallway which provides access to the ground floor accommodation and houses the staircase leading to the first floor. To the left is a spacious lounge/diner which extends from the front to the rear of the property, creating a versatile living space with plenty of room for both comfortable seating and a family dining table. To the rear, the dining area opens into a conservatory, providing an additional reception area overlooking the garden and an ideal space to relax and enjoy the outlook.

The kitchen is also positioned at the rear of the property and benefits from direct access to the rear garden.

To the first floor, the property offers three bedrooms, providing flexible accommodation for a growing family, visiting guests or those requiring a home office. The family bathroom completes the internal accommodation. An added attraction is the distant sea views enjoyed from the first floor, providing a lovely reminder of the property's coastal setting.

Outside, the property benefits from a particularly generous rear garden, offering plenty of space for outdoor entertaining, gardening or family activities. The size of the garden provides excellent potential for buyers wishing to create their own outdoor retreat, whilst distant sea views can be enjoyed from the rear section. To the front of the property is a further garden area.

Herne Avenue is well positioned for enjoying everything Herne Bay has to offer. The town centre provides a good selection of independent shops, cafés, restaurants and everyday amenities, whilst the attractive seafront, promenade and historic pier offer wonderful opportunities for coastal walks and leisure activities. Nearby attractions include the popular Memorial Park, the Victorian Clock Tower and the King's Hall, which hosts a variety of entertainment and events throughout the year. Herne Bay railway station also provides services towards London and the surrounding towns, making the area appealing to commuters.

With its generous accommodation, substantial rear garden, distant sea views and convenient location close to the heart of Herne Bay, this property offers an excellent opportunity for buyers looking to create a lovely family home. The added benefit of no forward chain makes this an opportunity not to be missed, and an internal viewing is highly recommended.



















Key information

APPROX. FLOOR AREA
732 sq ft (68 sq m)

EPC RATING
F (36)

COUNCIL TAX
Band C

TENURE
Freehold

Take the 3D tour

Scan to walk through this home online, any time.

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112 High Street, Herne Bay, Kent CT6 5JY
01227 362248 · mail@davidclarke.co.uk
davidclarke.co.uk

Important notice: these particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, floor areas and floorplans are approximate and for illustration only, and should not be relied upon as statements of fact. Services, systems and appliances have not been tested and no guarantee is given as to their condition or working order. Fixtures and fittings are only included if mentioned. Buyers should make their own enquiries and inspection before proceeding.

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Arrange a viewing

Call 01227 362248 or email mail@davidclarke.co.uk

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Take the 3D tour

Scan with your phone camera to walk through this home, any time.