



Douglas Road, Herne Bay, CT6 6AF

Guide Price £120,000

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Douglas Road, Herne Bay, CT6 6AF

Guide Price £120,000

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

KEY FEATURES

- Ground Floor Flat
- Two Bedroom
- Rear Garden
- Close to Town
- Share of Freehold
- Central Heating
- Double Glazing

TENURE	Share of Freehold
COUNCIL TAX	Band B
EPC RATING	Available on request





About this home

AUCTION – 05 NOVEMBER 2026

LOT – GROUND FLOOR FLAT, 52 DOUGLAS ROAD, HERNE BAY, KENT, CT6 6AF

Auction Guide Price – £120,000 – £130,000 Plus fees

The property is to be offered online by Clive Emson Auctioneers on 05 November 2026

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

Welcome to your new home in the charming seaside town of Herne Bay! We are delighted to present this exquisite two-bedroom ground floor flat, perfectly situated for a comfortable and convenient lifestyle. Located in close proximity to the town centre, this property is a gem that combines modern living with coastal tranquility.

Upon entering through the communal hallway, you'll immediately notice the well-maintained condition of this

As you step into the spacious lounge at the front, you'll find the ideal space for relaxation and entertaining, adorned with ample natural light that creates a warm and inviting atmosphere.

The layout of the flat is thoughtfully designed, placing the second bedroom in the middle for added privacy. Moving further into the heart of the home, the kitchen welcomes you with its functionality. From here, a delightful lean-to extends the living space seamlessly, offering a perfect spot for a utility area or enjoying the morning sun. Beyond the lean-to lies a charming garden, providing a private outdoor haven for you to unwind.

At the rear of the property, discover the main bedroom, a peaceful retreat ensuring restful nights and also includes the bathroom that completes the layout with modern fixtures and fittings, providing convenience.

Herne Bay itself is a coastal haven with its picturesque seafront, charming promenade, and a bustling town centre. Enjoy leisurely strolls along the pier, explore local shops, and indulge in the vibrant community atmosphere. With excellent transport links and an array of amenities nearby, this two-bedroom ground floor flat in Herne Bay is a rare find, combining comfort, convenience, and coastal charm. Don't miss the opportunity to make this delightful property your new home!

Approximate Room Sizes

LOUNGE 15'4"max x 13'11" (4.7m x 4.0m)

KITCHEN 11'4" x 7'5" (3.49m x 2.31m)

BEDROOM ONE 13'8" x 11' (4.23m x 3.36m)

BEDROOM TWO 12'8" x 7'11" (3.93m x 2.17m)

BATHROOM 8'7"max x 5'2" (2.66m x 1.6m)

Lease We understand from the seller(s) the lease is for 125 years from 2014. We understand from the seller(s) the

Key information



APPROX. FLOOR AREA

614 sq ft (57 sq m)



EPC RATING

Available on request



COUNCIL TAX

Band B



TENURE

Share of Freehold



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 70.9 m² (763 sq.ft.)
TOTAL : 70.9 m² (763 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Take the 3D tour

Scan to walk through this home online, any time.

davidclarke **dc**

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.