



Shore Close | | Herne Bay | CT6 8FH

Offers over £275,000



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Set within a quiet residential close just a short distance from Herne Bay's popular seafront, this spacious three-bedroom semi-detached home offers excellent potential for those seeking a family property they can truly make their own. Built in 1997 and offered chain free, this well-proportioned home benefits from gas central heating, driveway parking, and a garage currently adapted to include a useful home office or hobby space.

The accommodation begins with a welcoming entrance hall featuring a storage cupboard and ground-floor WC. A bright, open-plan lounge and dining area stretches across the rear of the home, with patio doors opening directly onto the garden, ideal for entertaining or relaxing with family. The fitted kitchen overlooks the front of the property and offers ample storage, worktop space, and room for appliances.

- Chain free
- Potential to refurbish
- Driveway
- Close to local amenities
- Viewings available now
- 3 Double bedrooms
- Gas Central Heating
- Short distance to Herne Bay's popular Sea Front
- Freehold, EPC C

Lounge/Diner
 18'3" x 12'5" (5.55m x 3.78m)

Kitchen
 11'10" x 7'2" (3.61m x 2.18m)

Entrance Hall

WC
 5'3" x 4'8" (1.60m x 1.42m)

Rear Garden

Landing

Bedroom 1
 12'5" x 9'10" (3.78m x 2.99m)

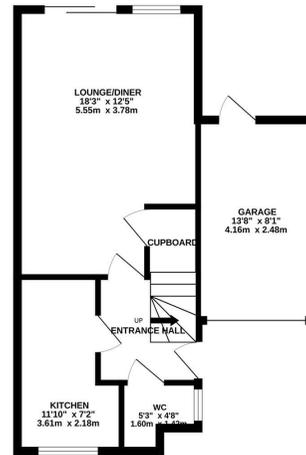
Ensuite
 5'6" x 5'5" (1.69m x 1.65m)

Bathroom
 5'11" x 5'6" (1.82m x 1.69m)

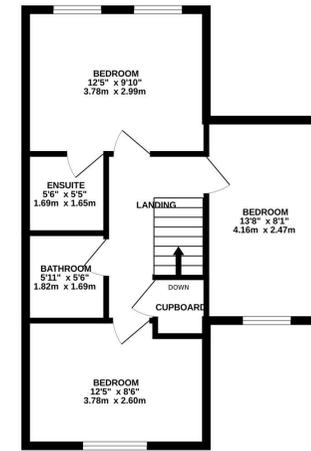
Bedroom 2
 13'8" x 8'1" (4.16m x 2.47m)



GROUND FLOOR
 480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
 479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA - 959 sq.ft. (89.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other built-in appliances shall not be held responsible for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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