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68 Pier Avenue, Herne Bay, Kent, CT6 8PG

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**68 Pier Avenue, Herne Bay, Kent,
CT6 8PG**

£650,000 Freehold

A stunning four/five-bedroom detached family home that has been extensively extended and beautifully modernised to an exceptional standard throughout, offering stylish, versatile accommodation in a highly sought-after location.

- Four/five-bedroom detached family home
- Finished to an exceptional standard throughout
- Superb open-plan kitchen/dining/family room
- Self-contained studio with its own private entrance
- Short walk to Herne Bay railway station, town centre and seafront

The front door opens into a spacious and welcoming entrance hall with stairs rising to the first floor and access to a convenient ground floor cloakroom.

The heart of the home is the spectacular open-plan kitchen/dining room, beautifully designed for modern family living and entertaining. Featuring a large central island, an extensive range of contemporary wall and base units with quartz worktops, and a selection of high-quality Neff appliances, the space is both practical and stylish. Large bi-folding doors seamlessly connect the kitchen to the rear garden.

The elegant sitting room benefits from bespoke built-in storage and contemporary panelled walls, with French doors opening into the versatile day room, currently arranged as a playroom. This bright additional reception space also enjoys bi-folding doors leading directly onto the garden, creating an effortless indoor-outdoor lifestyle.

Completing the ground floor is Bedroom Five, fitted with built-in wardrobes and offering excellent flexibility as a guest bedroom, home office or additional reception room.



Upstairs, the light-filled landing is enhanced by a large Velux window, creating a bright and airy first impression.

The impressive principal bedroom suite features floor-to-ceiling glazing, an additional Velux window and a luxurious dressing room with bespoke fitted wardrobes. The beautifully appointed en-suite includes twin wash hand basins, a WC and a generous walk-in double shower, all finished to a high specification.

Bedrooms Two, Three and Four are all well-proportioned double bedrooms. They are served by a luxurious family bathroom featuring a panelled bath with a built-in television, a separate walk-in shower, wash hand basin and WC.

Pier Avenue enjoys an enviable position in the heart of Herne Bay, just moments from the award-winning seafront, vibrant town centre and a wide range of everyday amenities. The picturesque coastline offers an excellent selection of cafés, seafood restaurants, independent shops and traditional seaside attractions, while the attractive Victorian gardens and iconic Clock Tower - the world's oldest free-standing purpose-built clock tower - provide a charming focal point along the promenade.

Herne Bay railway station is within easy walking distance and offers regular services to London, including high-speed connections to London St Pancras during peak hours, as well as routes serving Whitstable, Canterbury and the Kent coast. Excellent road links are available via the A299, providing convenient access to Canterbury, the M2 and wider motorway network, while local bus services connect the surrounding villages and neighbouring towns.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

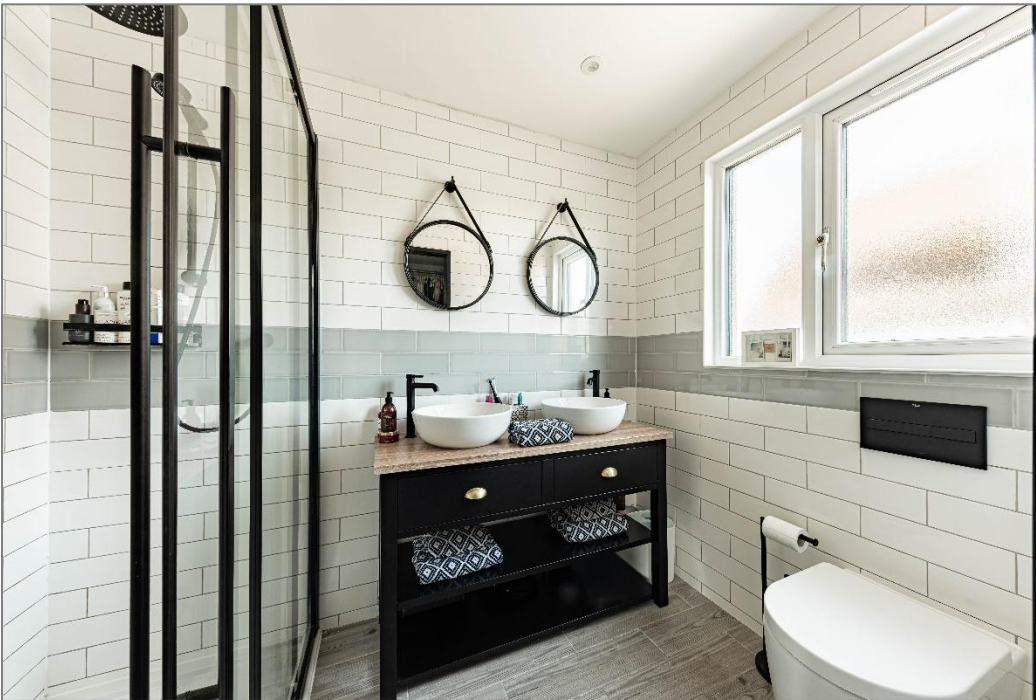
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.vo.gov.uk).

Date: These particulars were prepared on 8/7/26













Pier Avenue, Herne Bay

Approximate Gross Internal Area = 163.75 sq m / 1762.59 sq ft

Garage = 7.69 sq m / 82.77 sq ft

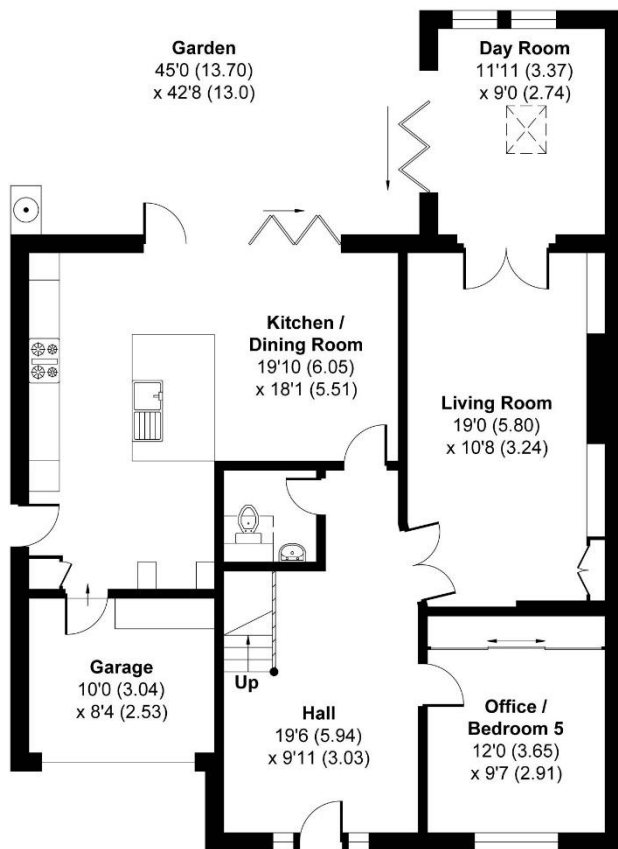
Studio = 16.19 sq m / 174.27 sq ft

Outbuilding = 4.37 sq m / 47.04 sq ft

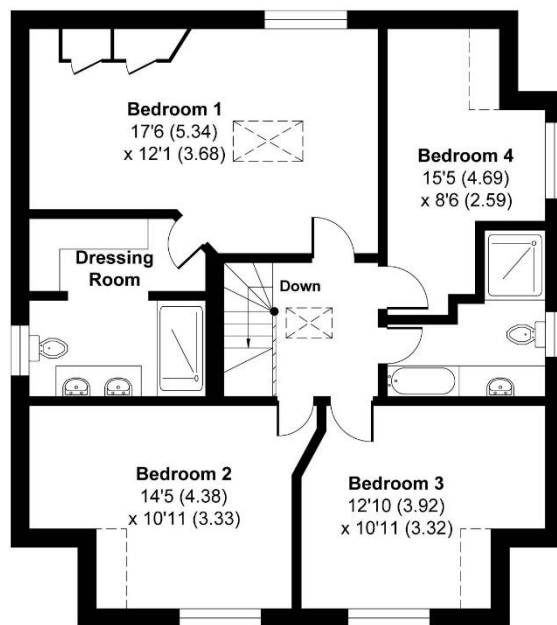
Total = 192.0 sq m / 2066.67 sq ft

For identification only - Not to scale

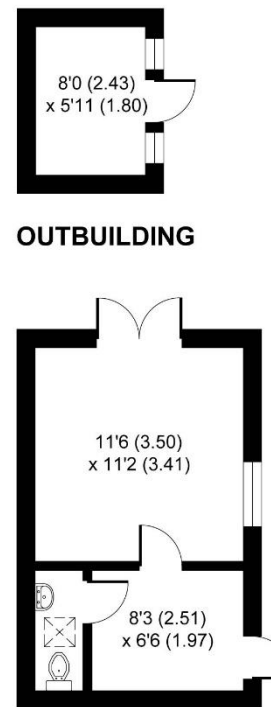
= Restricted Head Height



GROUND FLOOR



FIRST FLOOR



STUDIO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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