



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.

Upstairs, the property continues to impress with three genuine double bedrooms, including a principal

- 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

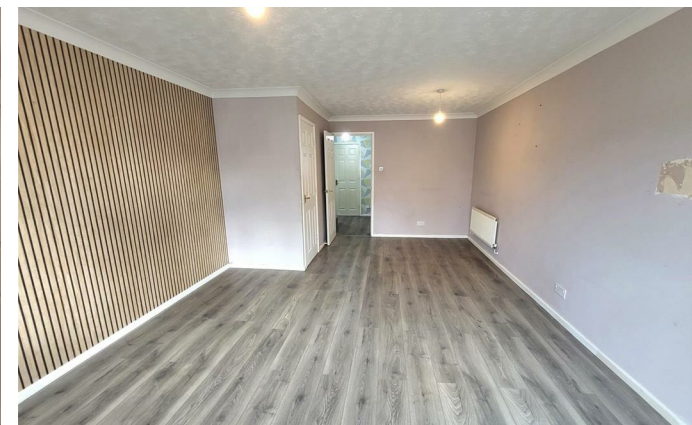
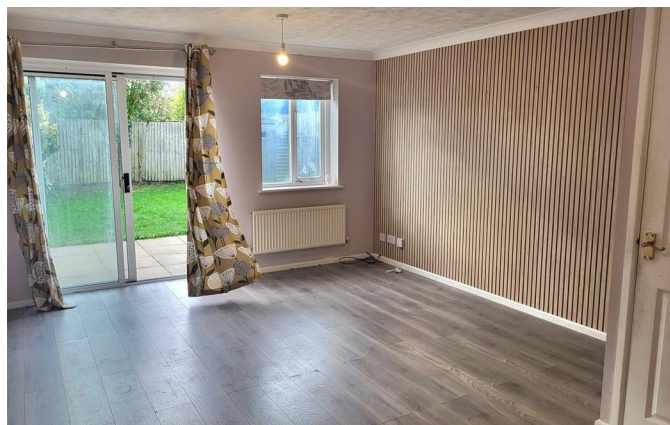
18'3" x 12'5" (5.55m x 3.78m)

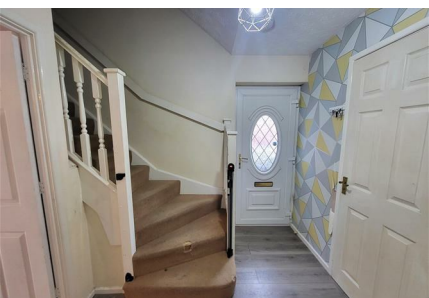
This spacious lounge and dining area features a pleasant combination of natural light from a side window and patio doors leading to the rear garden, creating an airy and inviting atmosphere. The room is enhanced by a stylish feature wall with subtle vertical detailing, complemented by light wood-effect flooring and fresh neutral walls, making it perfect for relaxing or entertaining.

Kitchen

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

The kitchen is well-appointed with ample wooden cabinetry and light work surfaces, set against a pale blue tiled splashback that adds a touch of colour. It benefits from a window that allows natural light to brighten the space, and includes a freestanding gas cooker with oven, alongside room for additional appliances.





Entrance Hall

The entrance hall welcomes you with a welcoming geometric patterned feature wall and laminate wood flooring, creating a bright and airy feel. The staircase leads to the first floor and there is a handy storage cupboard under the stairs. Doors open into the lounge/diner, kitchen, and the ground floor WC.

WC

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

This convenient ground floor WC is fitted with a compact wash basin and toilet. It benefits from a window that ensures the space is well ventilated and full of natural light, with neutral wall tones and practical flooring.

Rear Garden

The rear garden is a private and well-maintained outdoor space, featuring a paved patio area ideal for seating or dining. Beyond this, a generous expanse of lawn is bordered by mature shrubs and trees, enclosed by fencing for added privacy. A garden shed provides useful storage.

Landing

The landing provides access to the three bedrooms, the family bathroom, and a storage cupboard. It is neutrally decorated and features laminate flooring that continues from the stairs.

Bedroom 1

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

This main bedroom is a comfortable double room with two windows that allow plenty of natural light to fill the space. It features neutral decor and carpeted flooring, offering a calm and restful setting.

Ensuite

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

The ensuite shower room benefits from full tiling with a focus on navy blue tiles and is equipped with a shower cubicle, wash basin, and toilet. This private facility offers convenience and a modern touch to the main bedroom.

Bathroom

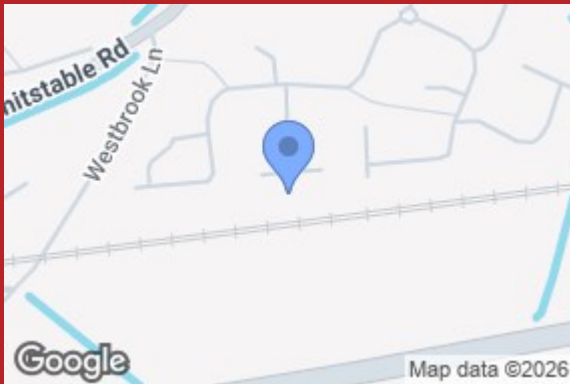
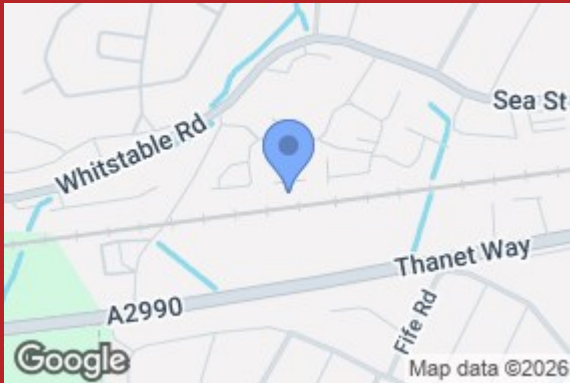
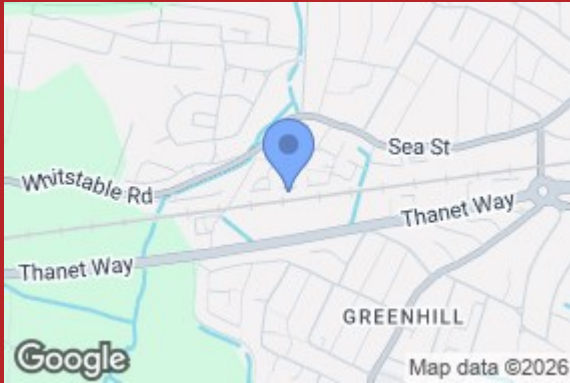
5'11" x 5'6" (1.82m x 1.69m)

This bright bathroom includes a bath, wash basin, and toilet, surrounded by blue and white tiling that adds colour and character to the room. It is practical in size and benefits from a window for natural light and ventilation.

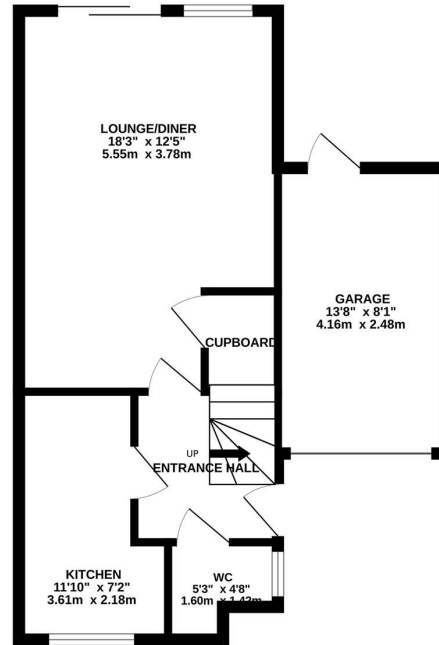
Bedroom 2

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

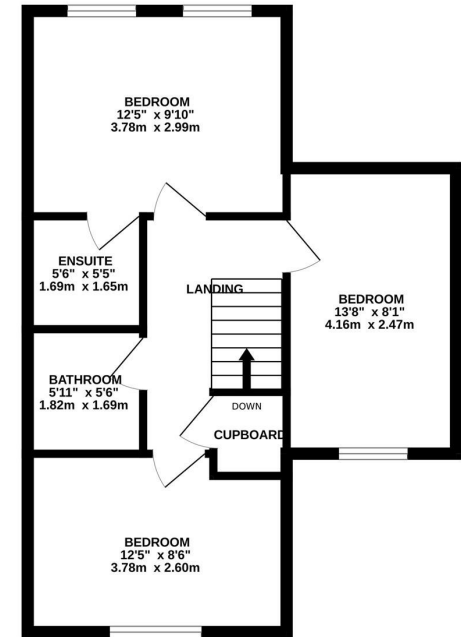
A second double bedroom with carpeted flooring and two windows that brighten the room. It is neutrally decorated, offering versatility for use as either a guest or family bedroom.



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

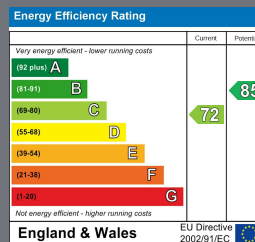


1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



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, rooms and any other items are approximate and no responsibility is taken 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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