



Hillborough, Herne Bay, CT6 6TA

£425,000

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

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KEY FEATURES

- Semi Detached House
- Three Bedrooms
- Off Road Parking
- No Forward Chain
- Grade II Listed
- Feature Inglenook Fireplace
- Well Presented Throughout
- Garden Cabin With Shower Room
- Secondary Double Glazing

TENURE Freehold

COUNCIL TAX Band C

EPC RATING E (51)





About this home

Offered with no forward chain, this charming Grade II listed three-bedroom semi-detached house occupies a sought-after position in Hillborough, within easy reach of the seafront and the amenities of Beltinge Village. Thoughtfully improved by the current owners, the property combines period character with contemporary finishes to create a comfortable, move-in-ready home.

The front door opens into a welcoming entrance hall featuring a useful bench seat, fitted storage cupboards and a window overlooking the front. The modern family shower room is conveniently positioned to the left, while the inviting lounge is centred around an impressive inglenook fireplace that provides a wonderful focal point. The fire also supplies heat to the radiators during the winter months, with the hot-water system heated electrically.

Overlooking the rear garden, the kitchen/breakfast room is fitted with a range of stylish contemporary units and offers ample space for everyday dining. A substantial conservatory extends the living accommodation and is currently arranged as a dining room, providing a versatile space for entertaining and enjoying views across the garden.

Upstairs, the principal bedroom benefits from an en-suite WC, while the second bedroom is a generous double and the third is a comfortable single room, ideal for a child, guest bedroom or home office. The landing is also worthy of note, with useful built-in storage helping to maximise the available space.

Outside, the property enjoys a good-sized rear garden complete with a shed and log store.

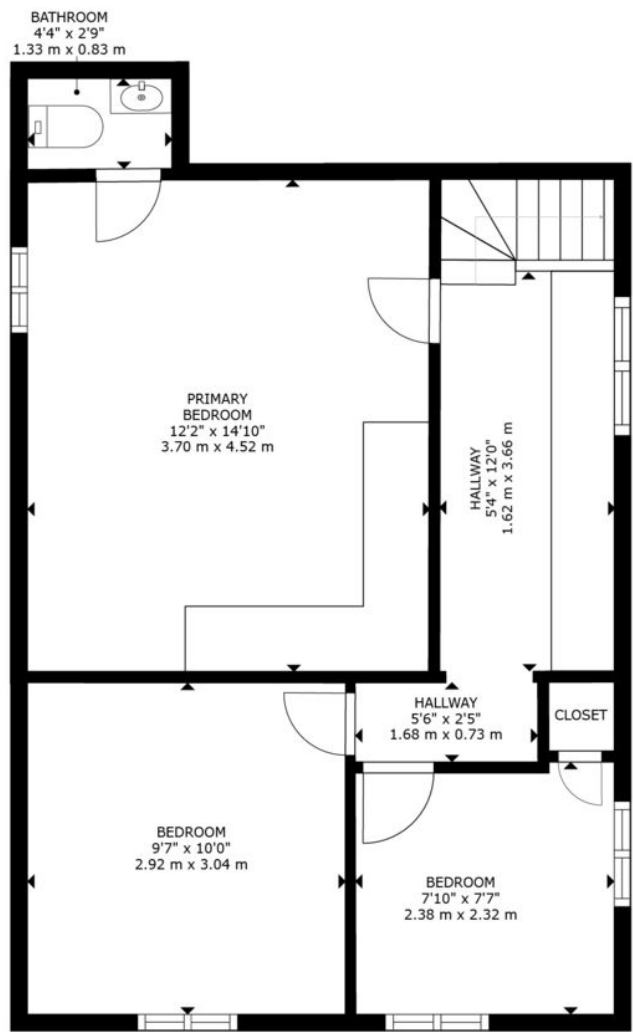
The rear section of the garage has been converted to provide valuable additional accommodation suitable for use as an office, gym or hobby room and includes its own shower room. The front section of the garage has been retained for storage, while the driveway provides convenient off-road parking.

Hillborough is well placed for the independent shops and everyday amenities of Beltinge Village, as well as Herne Bay's traditional seafront, beach, historic pier and Victorian Clock Tower. The nearby coastline provides excellent opportunities for walking and cycling, with the Reculver Towers, Roman fort and surrounding country park forming a particularly scenic local destination. Herne Bay town centre offers a wider selection of shops, cafés and leisure facilities, making this a characterful home in a highly appealing coastal location.





Floorplan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 729 sq. ft, 67 m², FLOOR 2: 457 sq. ft, 42 m²
TOTAL : 1,186 sq. ft, 109 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Key information



APPROX. FLOOR AREA
936 sq ft (87 sq m)



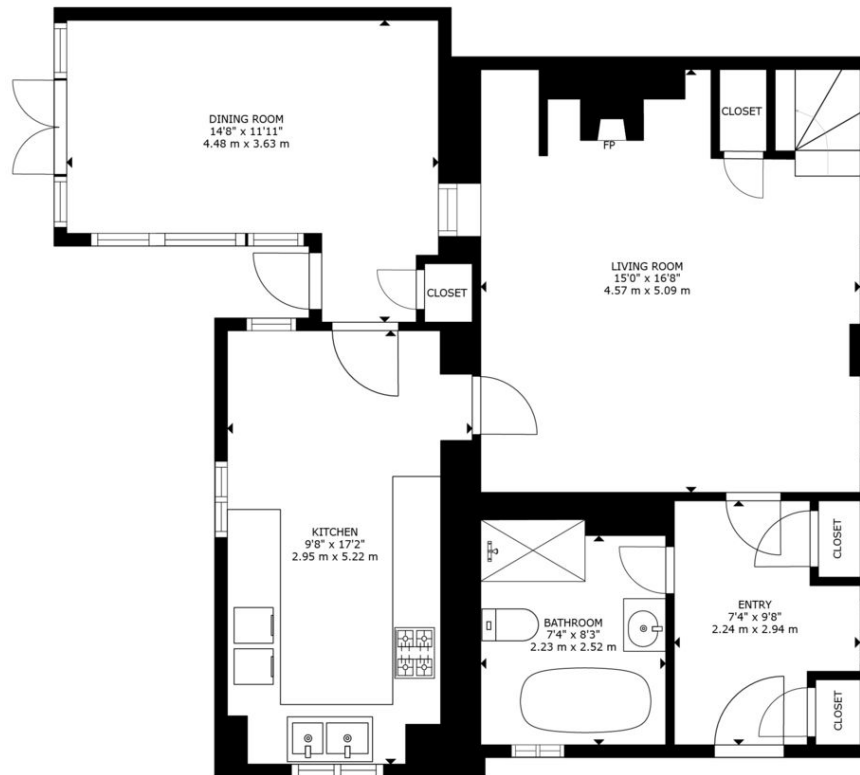
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TENURE
Freehold



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 729 sq. ft, 67 m², FLOOR 2: 457 sq. ft, 42 m²
TOTAL : 1,186 sq. ft, 109 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Take the 3D tour
Scan to walk through this
home online, any time.

davidclarke **dc**

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Arrange a viewing

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

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