

CHRISTOPHER HODGSON



**Herne Common, Herne Bay**

**£265,000** Freehold



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# Herne Common, Herne Bay

*9 Falcon Close, Herne Common, Herne Bay, Kent, CT6 7LD*

A contemporary terraced house forming part of the desirable Canterbury Fields development, enviably positioned within the popular village of Herne, which benefits from a local shop, post office and a popular public house. The property is within close proximity to shops and amenities, bus routes and Herne C of E Junior School, and is ideally positioned for access to Herne Bay (2 miles), Whitstable (6.4 miles) and Canterbury (10 miles).

The comfortably proportioned accommodation is arranged to provide an entrance hall, a living room with a

pair of casement doors leading to the garden, a contemporary kitchen, and a cloakroom. To the first floor, there are 2 bedrooms and a smartly fitted bathroom.

The property also benefits from a westerly aspect private courtyard garden which has been designed with ease of maintenance, and an allocated parking space. No onward chain.



## LOCATION

Herne is a desirable village located approximately 1.9 miles from the popular seaside town of Herne Bay and is well served by bus routes, a post office/local store, dental surgery, C of E primary school, village hall, 14th Century St Martins Church and two public houses, including The butchers Arms, which is reputedly the smallest Free House in England. The A299 is easily accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network. A bridle path links the development to scenic walking routes, accessed via Swallow Court.

Herne Bay is well served by shops, schools, bus routes and other amenities, as well as the bustling town centre and highly regarded seafront which boasts a marina as well as popular watersport facilities. There is also a mainline railway station providing fast and frequent links to London (Victoria) approximately 93 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The Cathedral City of Canterbury (approximately 7 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops.

## ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Entrance Hall
- Living Room 14'8" x 11'8" (4.48m x 3.56m)
- Kitchen 9'8" x 6'2" (2.95m x 1.88m)
- Cloakroom

### FIRST FLOOR

- Bedroom 1 14'8" x 8'5" (4.48m x 2.57m)
- Bedroom 2 11'0" x 6'9" (3.36m x 2.06m)
- Bathroom

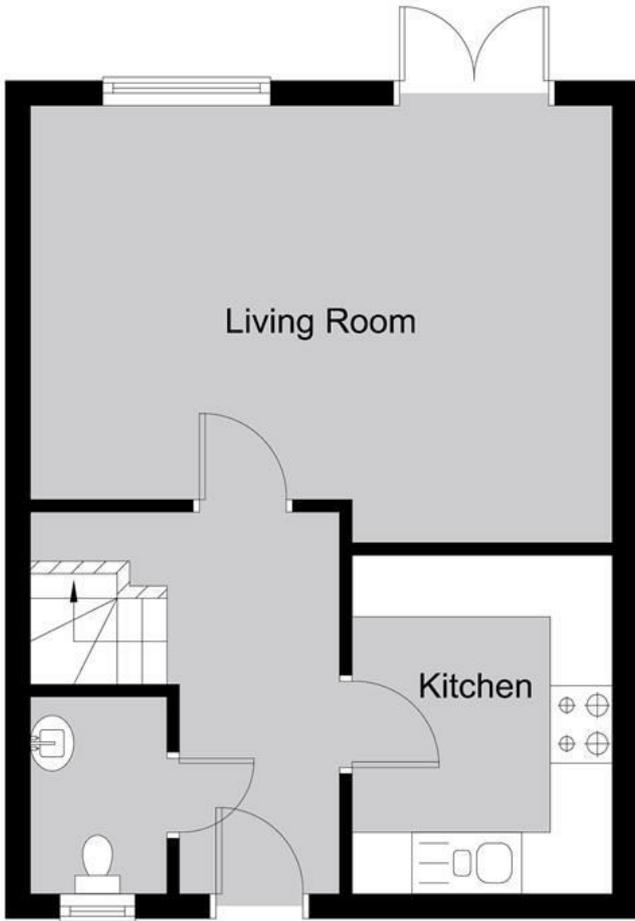
### OUTSIDE

- Garden 19'7" x 16' (5.97m x 4.88m)



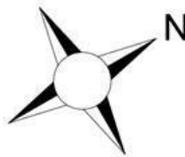
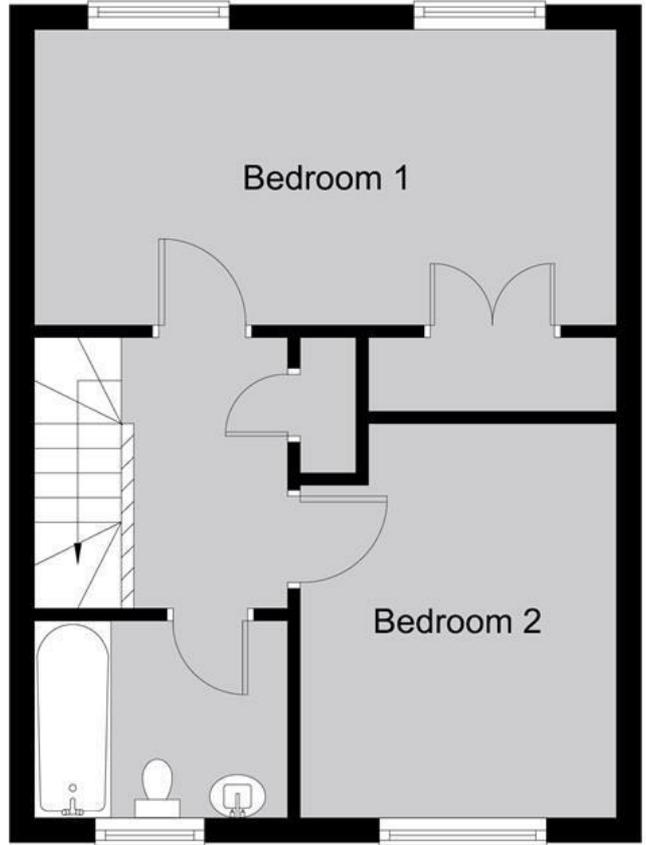
### Ground Floor

Main area: approx. 30.0 sq. metres (322.5 sq. feet)



### First Floor

Main area: approx. 30.0 sq. metres (322.5 sq. feet)



Main area: Approx. 60.0 sq. metres (645.0 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.**

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Energy Efficiency Rating		Current	Target
Overall Energy Efficiency Rating	A	74	79
Energy Efficiency Rating	B		
Water Efficiency Rating	C		
Energy Efficiency Rating	D		
Energy Efficiency Rating	E		
Energy Efficiency Rating	F		
Energy Efficiency Rating	G		

England & Wales  
EPC Decree 2015/1512

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