

KE



54 Kings Road, Herne Bay, Kent, CT6 5DA

Offers In Excess Of £400,000

- Walking Distance of Town & Seafront
- Centrally Located Period House
- Detached Garage to the Rear
- Close to Primary School
- Close to Local Shops & Amenities

54 Kings Road, Herne Bay CT6 5DA

Located in the heart of Herne Bay on Kings Road, this splendid end terrace Victorian villa offers a perfect blend of classic charm and modern convenience. Spanning three floors, the property boasts five generously sized bedrooms, making it an ideal family home or a spacious retreat for those who appreciate room to breathe.

As you enter, you will be greeted by a welcoming reception room that exudes warmth and character, showcasing the period features that define this delightful residence. The high ceilings and original detailing create an inviting atmosphere, perfect for both relaxation and entertaining.

The property includes two well-appointed bathrooms, ensuring ample facilities for family living. The enclosed rear courtyard garden provides a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. Additionally, a detached garage to the rear offers convenient storage or parking options, a valuable asset in a town centre location.

Situated close to local schools, shops, and the beautiful seafront, this home is perfectly positioned for those who wish to enjoy the vibrant community of Herne Bay. With its blend of historical elegance and practical living, this Victorian villa is a rare find and a wonderful opportunity for prospective buyers seeking a home that truly has it all.

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 1

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Council Tax Band: D



GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge

16'1 x 11'10

Dining Room

12' x 10'

Kitchen

Lobby

Shower Room

FIRST FLOOR

Bedroom Three

11'5 x 10'9

Bedroom Four

12' x 10'

Bedroom One

16'1 x 15'6

SECOND FLOOR

Bedroom Five

9'8 x 7'3

Bedroom Two

15'4 x 10'7

OUTSIDE

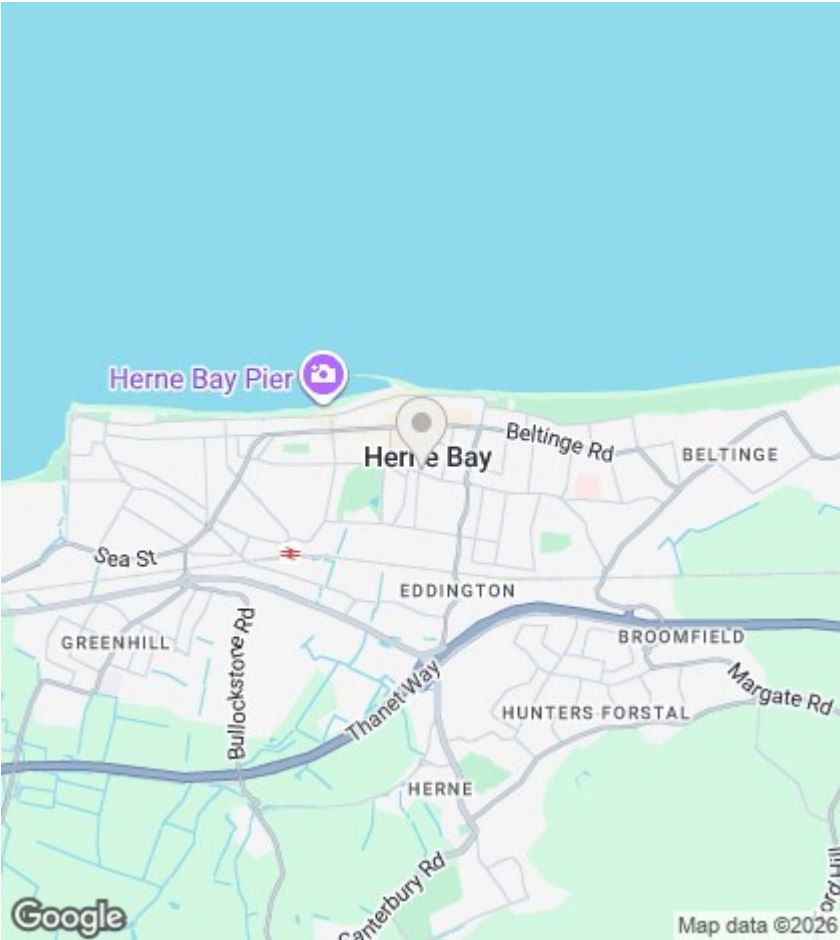
Rear Garden

Front Garden

Garage

TAX BAND D

EPC to Follow



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	