

KE



81 Albany Drive, Herne Bay, CT6 8PX

Offers In Excess Of £450,000

- Elegant 1930s semi-detached residence
- Four bedrooms, two en-suite shower rooms and family bathroom
- Chain Free Sale
- Exceptional open-plan living with sleek fitted kitchen and full-width bifold doors
- Prime Herne Bay location moments from seafront and station, with direct links to London

81 Albany Drive, Herne Bay CT6 8PX

A spacious and well-presented 1930s semi-detached home with parking, ideally located within walking distance of the seafront and railway station in the popular coastal town of Herne Bay.

This attractive family home offers generous and versatile accommodation throughout. The ground floor features a welcoming reception hall, a dedicated study, a comfortable sitting room, and a large open-plan living/family room with a modern, sleek fitted kitchen. The kitchen and living space are designed for contemporary living and benefit from full-width bifold doors across the rear, creating a seamless connection to the garden and allowing an abundance of natural light. There is also a useful utility room and a downstairs cloakroom.

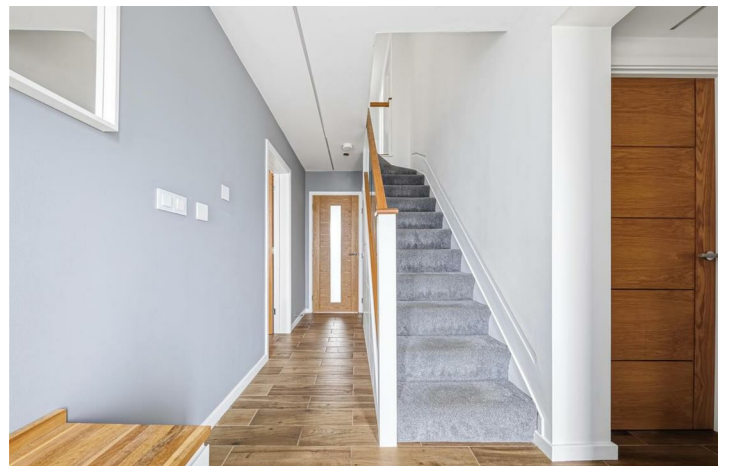
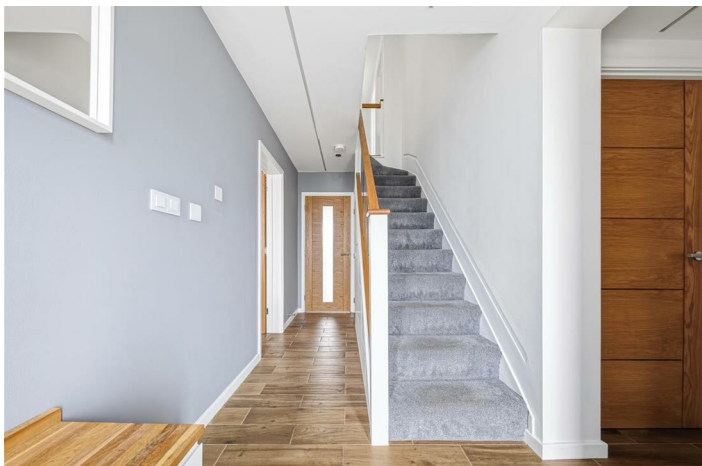
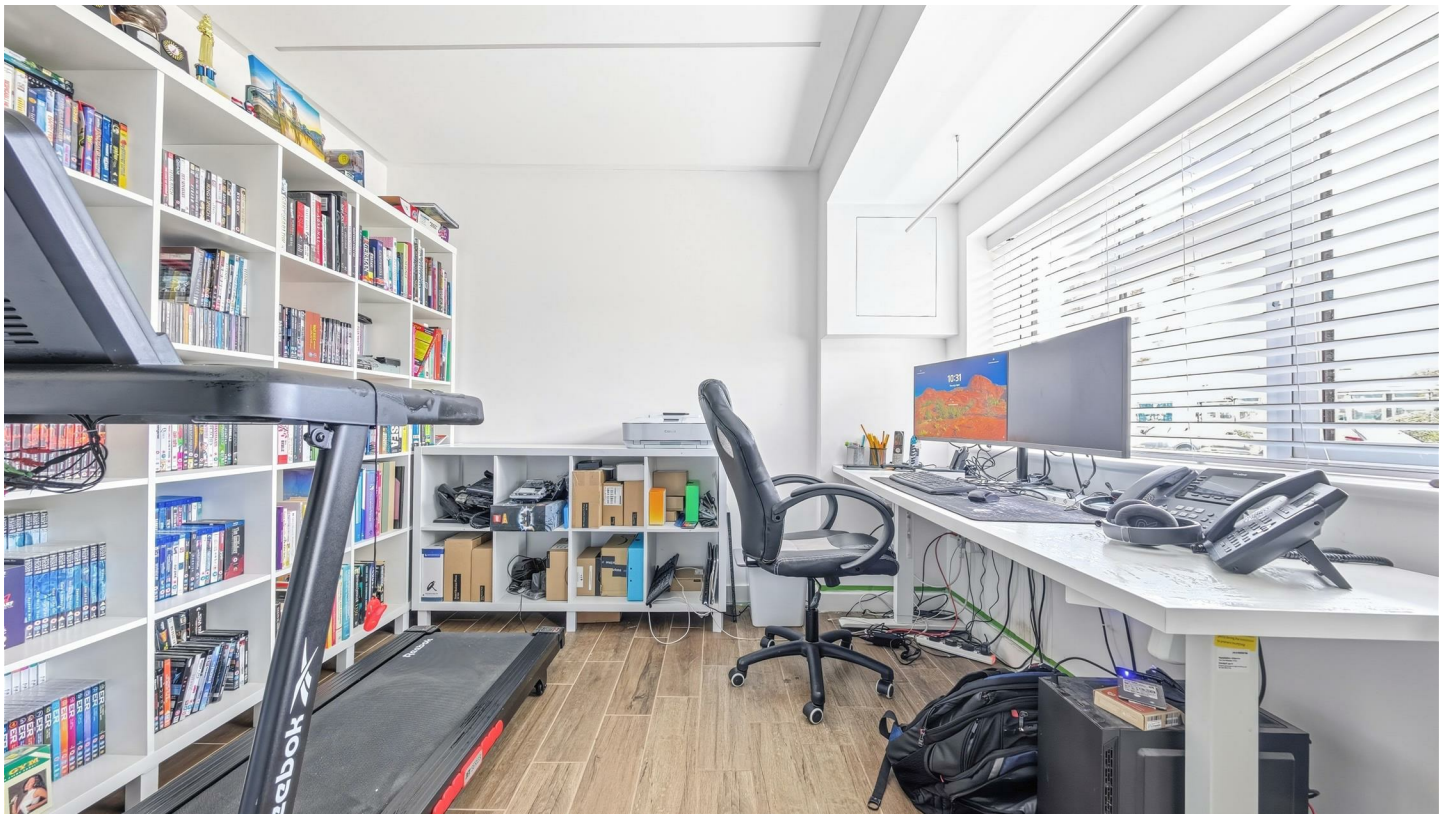
Upstairs, the property comprises four well-proportioned bedrooms, including two with their own en-suite shower rooms, along with a modern family bathroom serving the remaining bedrooms.

Externally, the rear garden offers excellent additional space for entertaining and relaxation, featuring an outside cabin and separate storage area, ideal for a home office, studio, or hobby space. The property also benefits from off-street parking to the front.

Offered chain free, this home is perfectly suited for buyers seeking a move-in-ready property close to the coast and transport links.



Council Tax Band: C



GROUND FLOOR

Entrance Hall

Sitting Room

10'4 x 10'11

Study

10'2 x 10'10

Cloakroom

Utility Room

Living Room / Kitchen

24'5 x 28'3

FIRST FLOOR

Bedroom One

12'4 x 10'11

En-suite Shower Room

Walk in Wardrobe

Bathroom

Bedroom Two

11'2 x 10'11

Bedroom Three

10'3 x 10'10

En-suite Shower Room

Bedroom Four

10'10 x 8'1

OUTSIDE

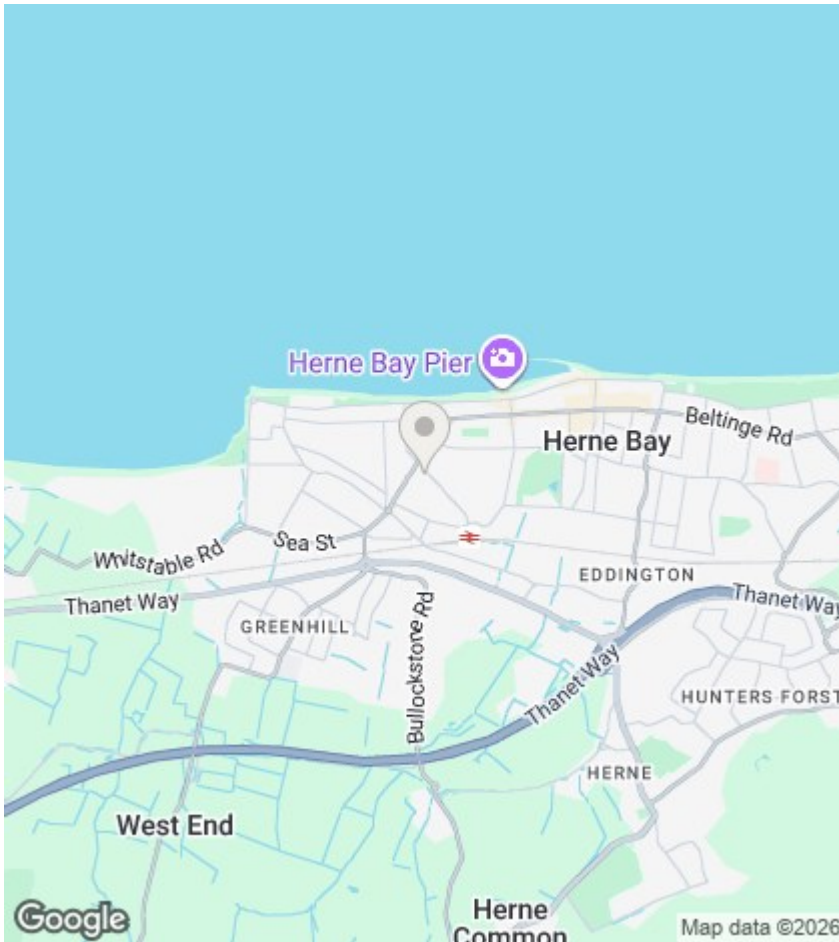
Driveway

Rear Garden

Cabin

7'5 x 8'10

COUNCIL TAX BAND C



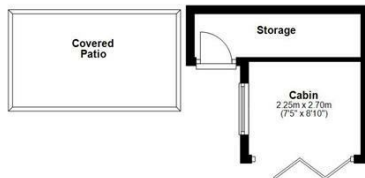
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Main area: approx. 95.3 sq. metres (1025.6 sq. feet)
Plus outbuildings: approx. 10.6 sq. metres (113.7 sq. feet)
Plus covered patio: approx. 8.9 sq. metres (95.4 sq. feet)



Main area: Approx. 162.3 sq. metres (1746.8 sq. feet)
Plus outbuildings: approx. 10.6 sq. metres (113.7 sq. feet)
Plus covered patio: approx. 8.9 sq. metres (95.4 sq. feet)

First Floor
Approx. 67.0 sq. metres (721.2 sq. feet)

