



**54 Forgefields, Herne Bay, CT6 7TF**  
**£265,000**



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Family Home to buy in Forgefields, Herne Bay via Zest Homes Lettings, being sold with no onward chain.

This family home is located in the highly sought-after area of Forgefields in Herne Bay. The property boasts three bedrooms, one bathroom, and a good size living and kitchen/dining room for families or professionals looking for a comfortable and convenient place to live.

The property's ground floor features a hallway into the living room adjoining the kitchen/dining room with double doors leading into the rear garden.

Upstairs, you will find three bedrooms, two of which feature built-in wardrobes and a family bathroom.

Outside, the property features a spacious and well-maintained garden, perfect for families with children or those who enjoy outdoor activities. There is a garage located down the road.

Located in the popular area of Forgefields, the property is not far from a range of local amenities, including shops, restaurants, and schools. With excellent transport links to nearby Canterbury and London, this family home is the perfect choice for those looking for a comfortable and convenient place to live.

Don't miss out on the opportunity to buy this fantastic family home in Forgefields, Herne Bay. Contact us today to arrange a viewing.

## Description

Tenure: Freehold

Council Tax Band C

EPC Rating D

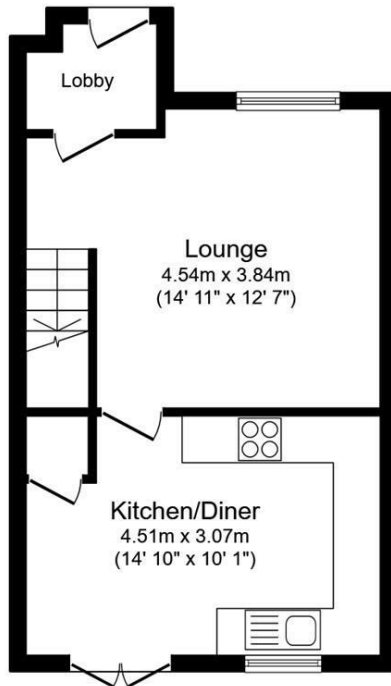
### Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

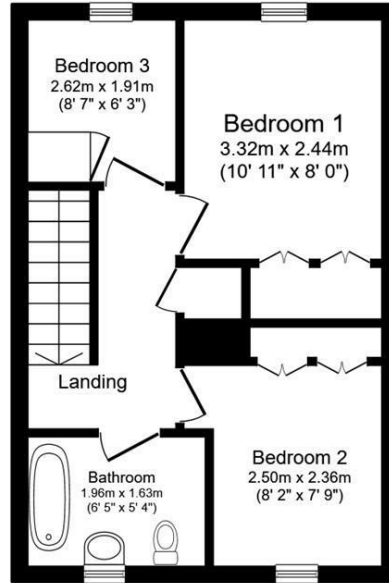
### Floorplan Clause

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.





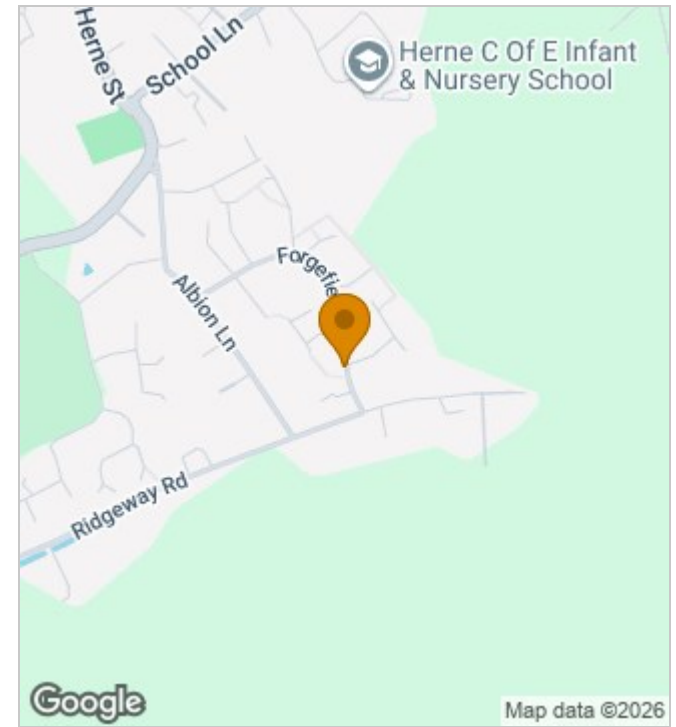
**Ground Floor**  
Floor area 33.5 sq.m. (360 sq.ft.)



**First Floor**  
Floor area 31.8 sq.m. (343 sq.ft.)

Total floor area: 65.3 sq.m. (703 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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www.zesthomes.uk

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