

KE



7 Bank Street, Herne Bay, CT6 5EY

£325,000

- Three Bedroom Town House
- Central Location
- Roof Terrace
- Stones Throw From The Seafront

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Looking for something a little different, this delightfully quirky three bedroom townhouse in the heart of Herne Bay might just be the breath of fresh air you've been waiting for.

Expanded over the years in unexpected ways, this home offers a generous amount of living space, full of nooks, surprises, and extra rooms waiting to be used however you see fit. While the layout may not follow the rulebook, that's all part of its charm – offering a flexible canvas for creativity and individuality.

Whether you're a growing family or simply someone who appreciates a home with character, this property welcomes you to make it your own.



Council Tax Band: C



GROUND FLOOR

Lounge/Diner

Kitchen

Inner Hallway

Kitchen/Utility Room

FIRST FLOOR

Landing

Bedroom

Bathroom

Laundry Room

Garden Room/Sun Deck

Study

SECOND FLOOR

Landing

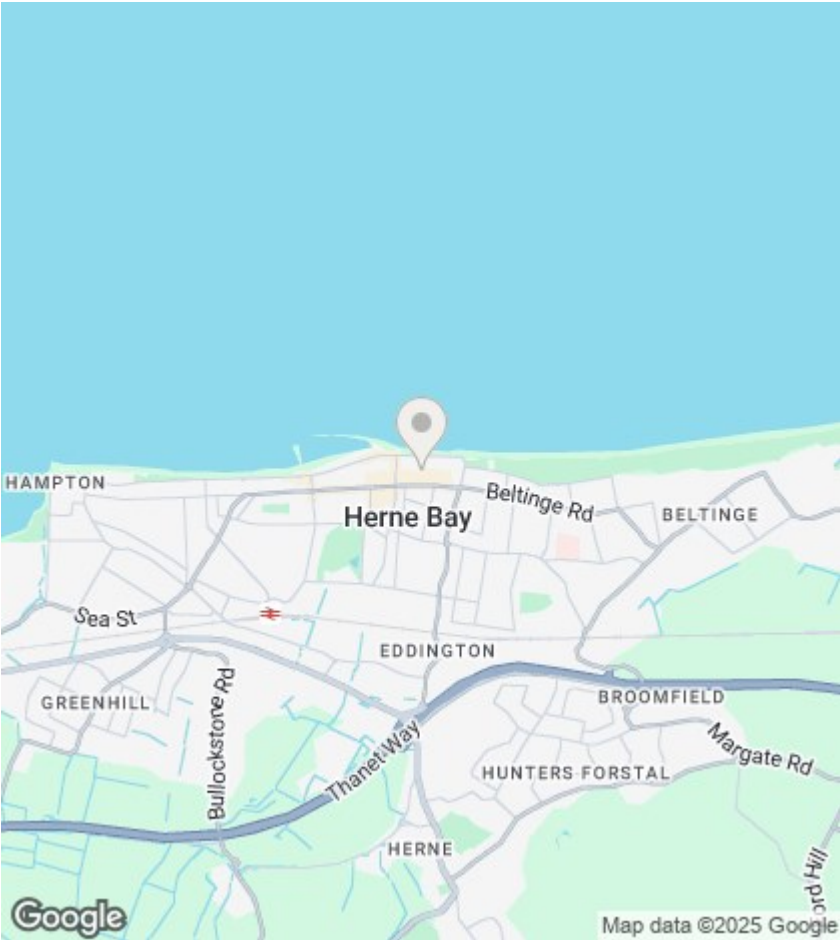
Bedroom

Bedroom

Cloakroom

COUNCIL TAX BAND C

NB: At the time of advertising these draft particulars are awaiting approval from our sellers



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		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.