



**16 Elizabeth Way, Herne Bay, CT6 6ER**  
**Asking price £295,000**



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Coming to the market for the first time in nearly 60 years, this much-loved three bedroom semi-detached home on Elizabeth Way presents a wonderful opportunity for a new family to create memories for many years to come.

The property offers excellent scope for improvement and, subject to the necessary consents, the potential to extend and increase the current footprint. Offered for sale with no onward chain, this is a rare chance to acquire a home with genuine long-term potential in a well-established residential location.

The ground floor features an open-plan lounge/dining room, with original parquet flooring beneath the carpet just waiting to be brought back to life. The kitchen leads through to a bright garden room, which opens onto the garden terrace, creating a lovely connection between indoor and outdoor living.

Upstairs, the accommodation is traditionally arranged with three bedrooms and a family bathroom.

While the property would benefit from modernisation throughout, it offers a solid layout and plenty of character, making it ideal for buyers looking to put their own stamp on a home.

Viewing is strictly by appointment, and with opportunities like this in short supply, we invite you to contact us early to avoid disappointment.

## Description

EPC Ordered

Council Tax Band C

Tenure: Freehold

### Location

Nestled on Kent's picturesque north coast, Herne Bay offers the charm of a traditional seaside town combined with the ease of modern living. Just over 90 minutes from London by train, with excellent connections via the A299 and M2, Herne Bay provides an ideal balance: the tranquility of the coast with swift access to the capital and beyond.

### A Vibrant Seafront Lifestyle

The seafront is the town's crown jewel – a sweeping promenade lined with colourful beach huts, expansive shingle beaches, and uninterrupted sea views. Residents enjoy invigorating morning walks along the pier, leisurely afternoons on the beach, and golden sunsets across the bay. For those with an active lifestyle, sailing, paddleboarding, and cycling along the coastal trails are on the doorstep.

### Dining & Social Experiences

Herne Bay has evolved into a hub of sophisticated seaside dining. From elegant seafood restaurants serving the day's catch to stylish cafés and wine bars perfect for evening gatherings, the town offers a growing collection of culinary highlights. Local bistros and family-run establishments sit alongside contemporary eateries, creating a dining scene as diverse as it is refined.

### Things to See & Do

Life in Herne Bay is steeped in heritage and leisure. Explore the iconic clock tower, one of the oldest purpose-built seaside landmarks in the UK, or Reculver Towers. Boutique shops, art galleries, and weekly markets bring a sense of community vibrancy, while nearby Whitstable and Canterbury offer further opportunities for further Boutiques and High Street shopping.

### The Essence of Seaside Living

Herne Bay embodies coastal living at its finest – a blend of relaxation, recreation, and refinement. With the sea at the heart of daily life and London within easy reach, it's the perfect location for those seeking a stylish seaside retreat without compromising on connectivity or convenience.

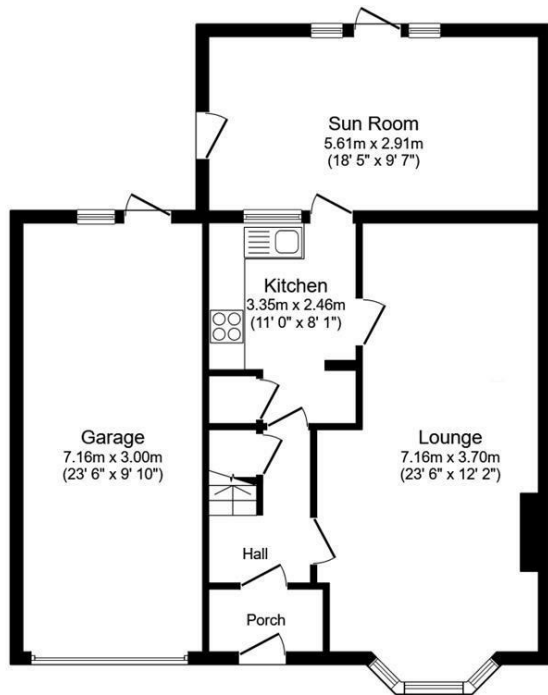
### Floorplan Clause

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.

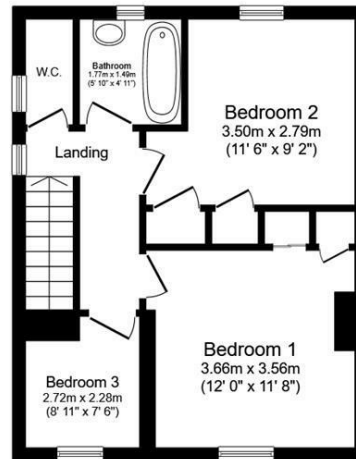
### Agents Notes

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.





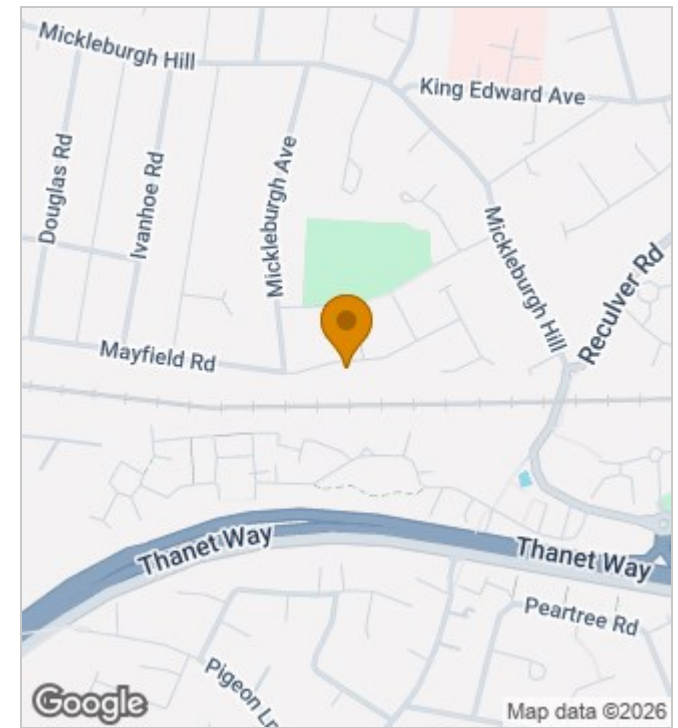
**Ground Floor**  
Floor area 79.5 sq.m. (856 sq.ft.)



**First Floor**  
Floor area 39.4 sq.m. (424 sq.ft.)

Total floor area: 118.9 sq.m. (1,279 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>82</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            | <b>60</b> |
| (55-68) <b>D</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<br>2002/91/EC |           |

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