KE









14 The Broadway, Herne Bay, Kent, CT6 8SR

Offers In Excess Of £425,000

- Direct Sea Views From The Rear
- Beautifully Presented And Close To The Town and Schools
- Ground Floor Extension With Foundations Designed To Support A Future First-Floor Addition.
- Stunning Open Plan Family Room With Fitted Kitchen And Bi-Fold Doors
- Stones Throw From Beach

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

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This delightful detached house, built circa 1925 offers a perfect blend of character and modern living. With four spacious bedrooms and a well-appointed bathroom, this property is ideal for families seeking comfort and convenience.

The ground floor boasts a flexible living space, featuring a kitchen diner that flows seamlessly into a lounge family room. The bifold doors open up to the garden, creating a wonderful indoor-outdoor living experience, perfect for entertaining or simply enjoying the serene surroundings.
One of the standout features of this home is the direct sea views to the rear, allowing you to enjoy the beauty of coastal living right from your own property.

The house is set in a fantastic location, just a stone's throw from the beach, town centre, and local schools, making it an excellent choice for families. Originally, the house had it's main reception room at the front, but with the creation of the new open plan kitchen/family room, the current owners now utilise this room as the fourth bedroom.

Additionally, the property includes parking for one vehicle and is conveniently close to the station, offering mainline high-speed links to London St Pancras. This makes commuting a breeze while still enjoying the tranquillity of seaside life.

4 1 2 D

Council Tax Band: C







GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room
13'9 x 12'8

Kitchen/Family Room
24'1 x 17'6

FIRST FLOOR

Landing

Bedroom One
10'10 x 12'8

Bedroom Two
10'6 x 9'7

Bedroom Three
10'6 x 8'2

Bathroom

OUTSIDE

Garage
13'9 x 7'10

Rear Garden

COUNCIL TAX BAND C
At the time of advertising these draft particulars are awaiting approval from our sellers.















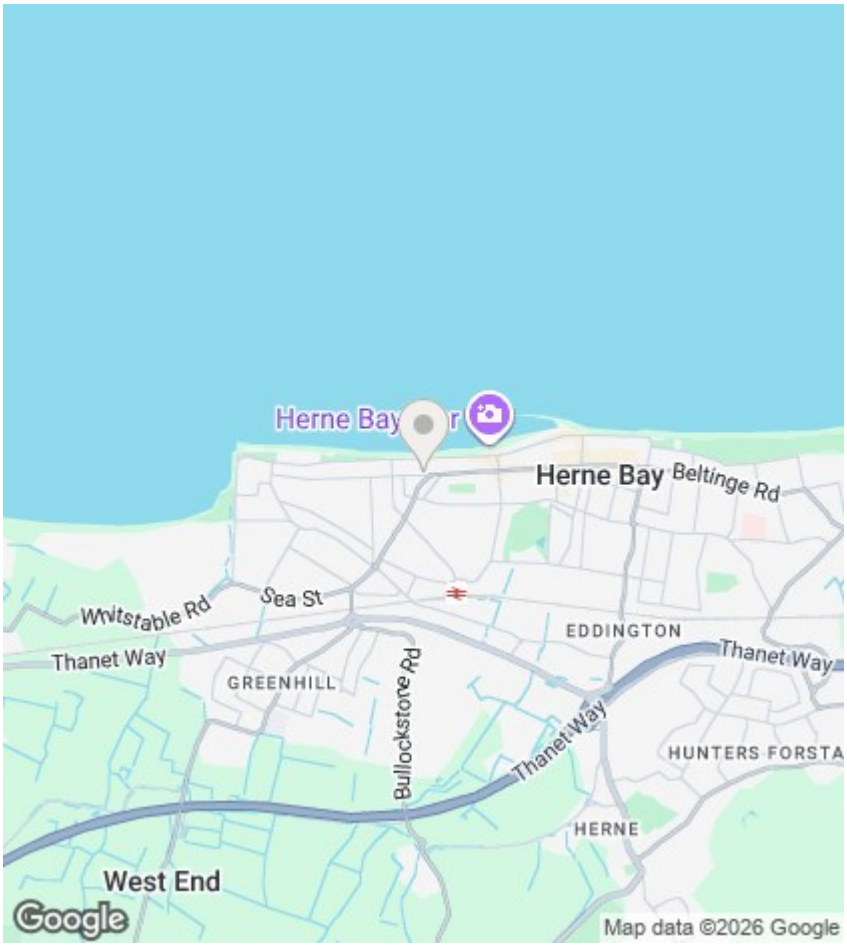










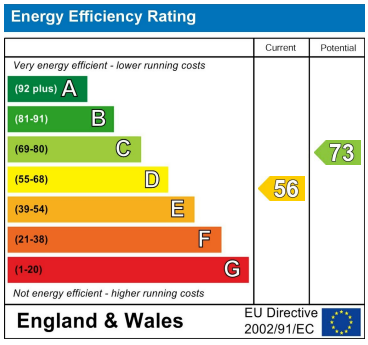


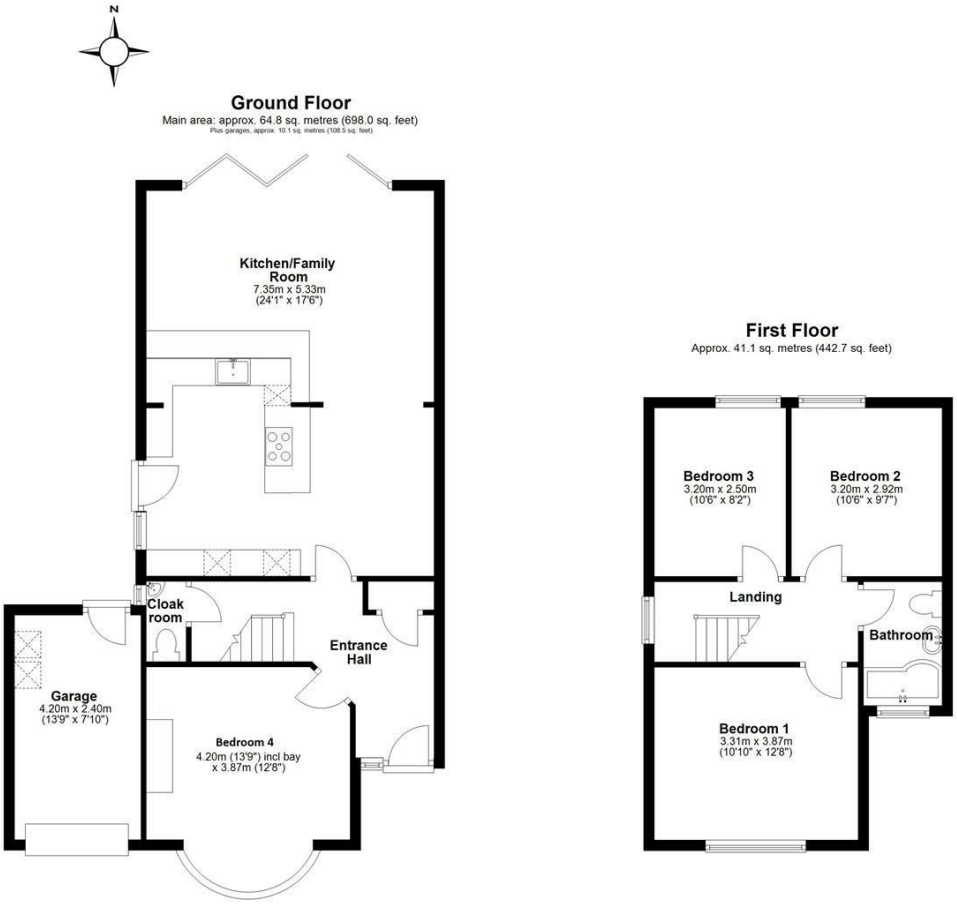
Viewings

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

EPC Rating:

D





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