

KE



11 Westhill Road, Herne Bay, CT6 8HG

Offers In Excess Of £450,000

- Detached Three Bedroom Chalet House
- Close to Town, Beach and Shops
- Vacant Possession
- Spacious Living Accommodation
- In Need of Modernization

11 Westhill Road, Herne Bay CT6 8HG

Set just a short stroll from the stunning Herne Bay seafront, this characterful three-bedroom chalet-style home offers a rare opportunity to create your dream coastal retreat. Bursting with original charm and generous proportions, the property offers plenty of scope for modernisation and improvement—ideal for buyers seeking a project with potential. Internally, the property boasts three well-proportioned reception rooms, offering flexible living and entertaining space. A light-filled conservatory to the rear provides a peaceful spot overlooking the garden, while the spacious kitchen-breakfast room forms the heart of the home—perfect for casual dining and family life. A separate utility room adds valuable storage and practicality, while upstairs you'll find three comfortable bedrooms, each with their own character and charm. Outside, the property enjoys a mature garden with space to relax, grow, or re-landscape to your taste. Off-road parking and/or a garage may be included, depending on layout. While the home is in need of updating throughout, it offers a solid structure, unique features, and a highly sought-after location just moments from the coast, local shops, and transport links.



3



2



3



E

Council Tax Band: E



GROUND FLOOR

Porch

Entrance Hall

23'5 x 5'

Front Reception Room

20'2 x 15'1

Bedroom

16'5 x 11'11

Rear Reception Room

17'2 x 11'11

Sun Room

15'5 x 12'1

Utility Room

11'10 x 8'9

Kitchen/Breakfast Room

15'0 x 11'11

FIRST FLOOR

Landing

Bedroom

17'1 x 11'11

Bedroom

15'8 x 11'11

Bathroom

9'10 x 8'2

OUTSIDE

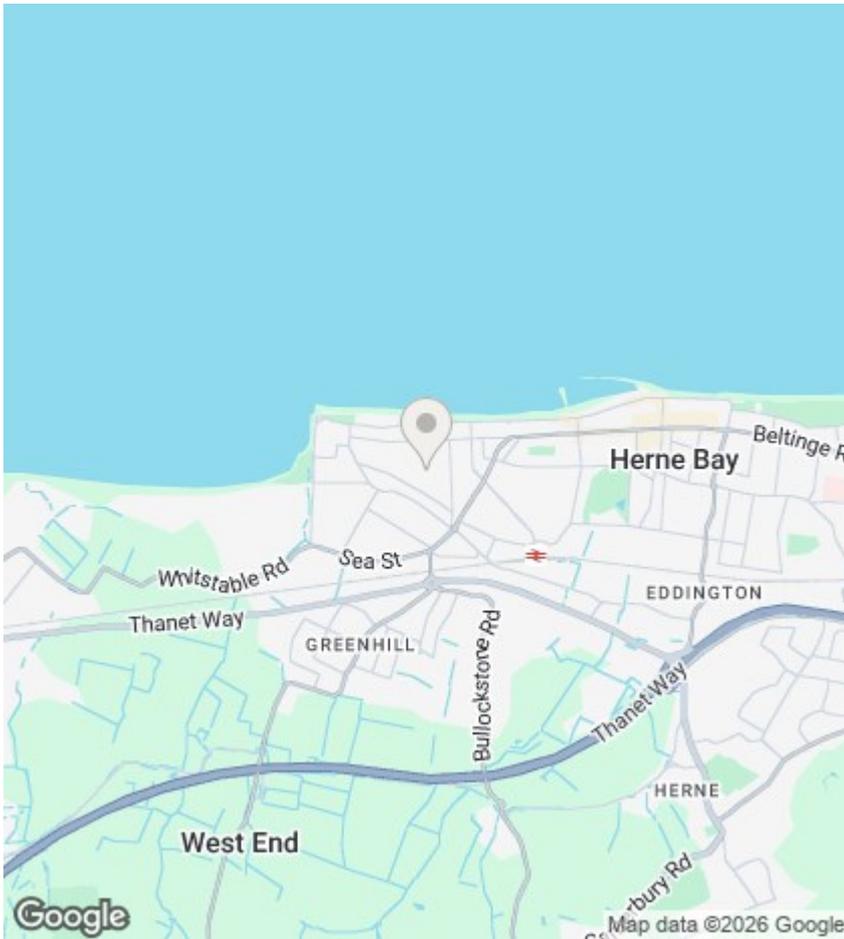
Rear Garden

Side Garden

Attached Garage

COUNCIL TAX BAND E

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:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



1st Floor

