

KE



14 The Broadway, HERNE BAY, Kent, CT6 8SR

£495,000

- Sea Views
- Beautifully Presented
- Ground Floor Extension With Foundations Designed To Support A Future First-Floor Addition.
- Open Plan Living
- Stones Throw From Beach

14 The Broadway, HERNE BAY CT6 8SR

Located in a desirable part of Herne Bay, this delightful three/four bedroom detached house offers a perfect blend of modern living and stunning natural beauty. The property has been thoughtfully extended to provide an expansive ground floor living space, ideal for both relaxation and entertaining.

As you step inside, you will be greeted by a bright and airy open plan kitchen and dining area, which serves as the heart of the home. This inviting space is perfect for family gatherings or hosting friends, with ample room for dining and socialising. The large windows allow natural light to flood in, enhancing the warm and welcoming atmosphere.

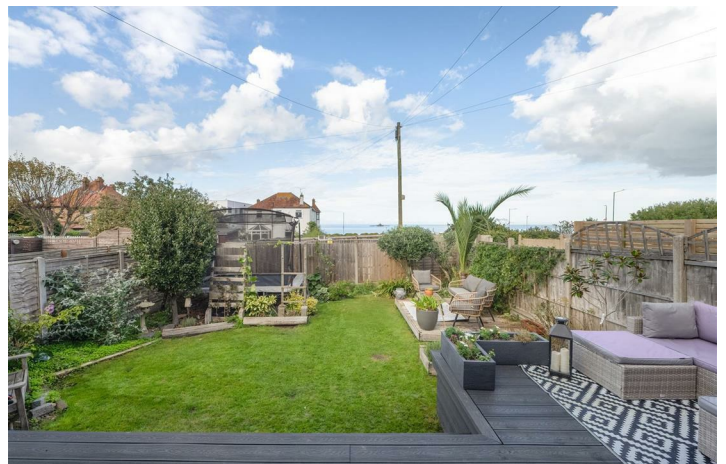
One of the standout features of this property is the far-reaching sea views that can be enjoyed from various vantage points. Imagine waking up to the gentle sound of waves and the sight of the sparkling sea, creating a serene backdrop to your daily life.

Conveniently located, this home is just a short distance from public transport links and local amenities, making it easy to access everything you need. Whether you are looking for shops, schools, or recreational facilities, everything is within easy reach.

This three-bedroom detached house in Herne Bay is not just a home; it is a lifestyle choice, offering comfort, space, and breathtaking views. It presents an excellent opportunity for families or anyone seeking a peaceful retreat by the sea. Do not miss the chance to make this wonderful property your own.



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

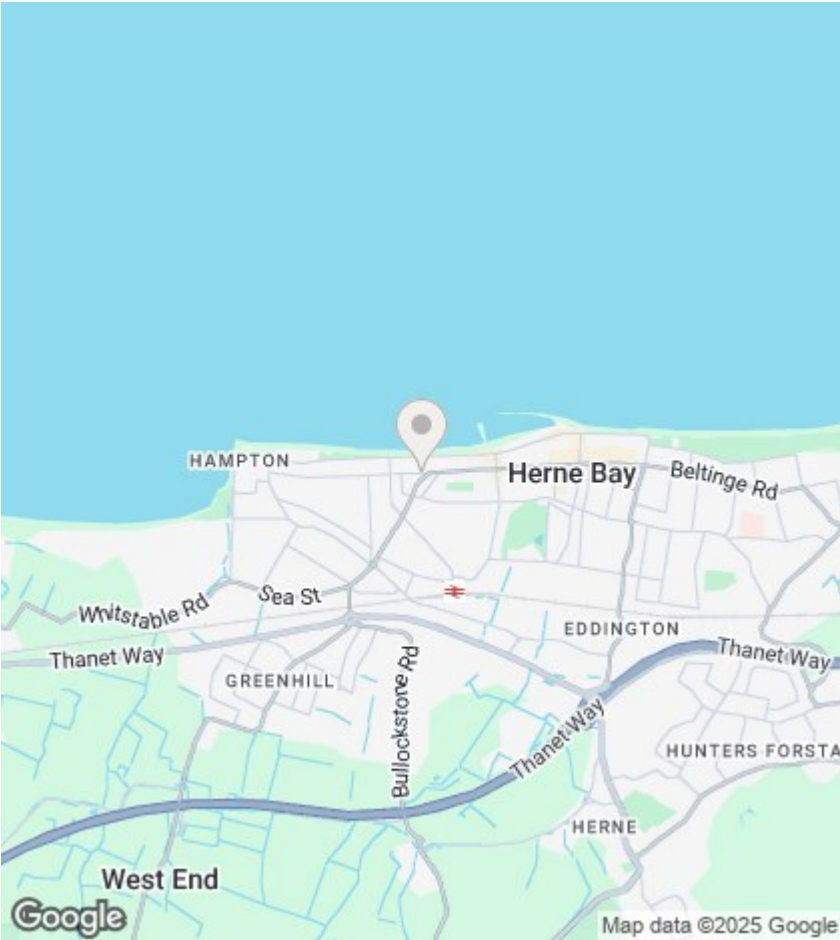
Rear Garden

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

