

# KE



34 Alma Road, Herne Bay, CT6 6JJ

£475,000

- Highly sought-after Herne Bay location, just a few minutes' walk to the sea and vibrant cafés and restaurants
- Impressive large reception hall leading to a comfortable lounge.
- South-facing garden with pretty summer house, driveway and garage
- Spacious and welcoming reception hall, perfect for greeting family and friends
- Charming early 1900s semi-detached home, a family residence for over 30 years
- Four bedrooms across three floors, including a primary bedroom with en-suite shower room
- Kitchen-diner with plenty of space for family meals and gatherings

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

olivia@kimberestates.co.uk  
kimberestates.co.uk

# 34 Alma Road, Herne Bay CT6 6JJ

A charming early 1900s semi-detached home that has been a beloved family residence for over 30 years. The property offers a wonderful blend of period character and versatile family living. Inside, an impressive, large reception hall leads to a comfortable lounge and a kitchen-diner open-plan to a conservatory, creating a bright and inviting space perfect for family life and entertaining.

The first floor comprises three bedrooms and a family bathroom, while the second floor features a spacious primary bedroom with an en-suite shower room, providing ample accommodation for family and guests.

Outside, there is a south-facing garden with a pretty summer house, ideal for relaxing or outdoor gatherings. A driveway shared with the next-door property leads to the garage, offering convenient parking and storage.

Situated in a highly sought-after location just one road back from the sea, the home is only a few minutes' walk from the beach and local amenities, combining coastal charm with practical family living



Council Tax Band:



## **GROUND FLOOR**

**Entrance Hall**

**Lounge**

**Dining Room Open Plan To Kitchen**

**Conservatory**

## **FIRST FLOOR**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

## **SECOND FLOOR**

**Primary Bedroom**

**En-Suite Shower Room**

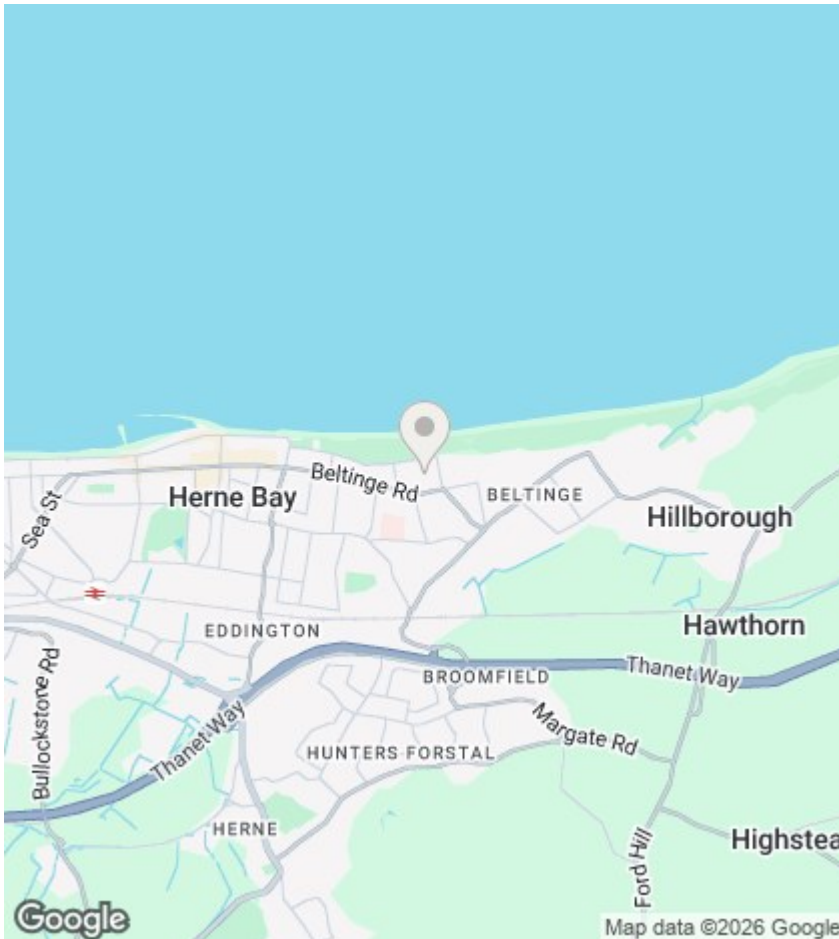
## **OUTSIDE**

**South Facing Rear Garden**

**Open Plan Front Garden**

**Shared driveway to GARAGE**

**COUNCIL TAX BAND C**

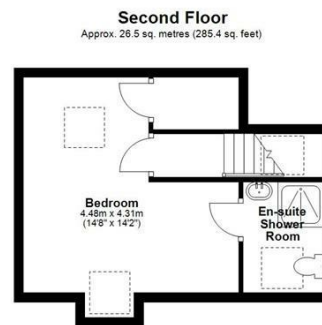
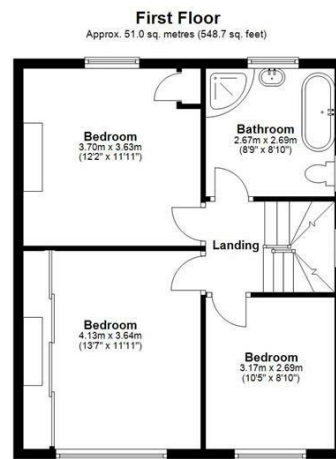
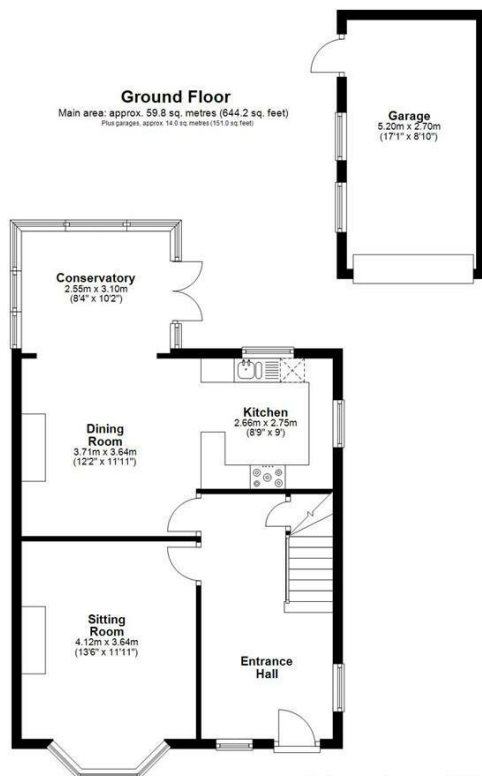
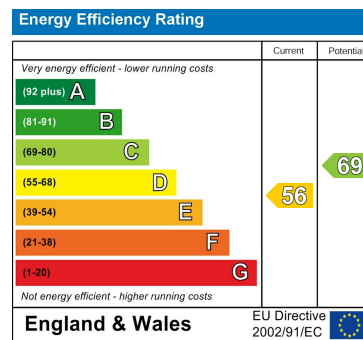


## Viewings

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

## EPC Rating:

D



Main area: Approx. 137.3 sq. metres (1478.2 sq. feet)  
Plus garages, approx. 14.0 sq. metres (151.0 sq. feet)