KE

4 St. Martins View, Herne Bay, CT6 7AP

£299,995

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

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

4 St. Martins View, Herne Bay CT6 7AP

Situated in the popular village location of Herne in a small quiet road, this delightful two bedroom semi-detached house offers a perfect blend of comfort, convenience, and village charm. Ideally located within easy reach of a local shop, Post Office, primary school, infant school, nursery and reliable bus services, the property is perfectly suited for first-time buyers, downsizers, or small families. Inside, the home features a welcoming lounge, a versatile study, ideal for remote working or hobbies, a well-appointed kitchen, two comfortable bedrooms, and a family bathroom. Outside, the generous rear garden provides a wonderful space for relaxation, gardening, or entertaining. Herne is a desirable semi-rural village offering a range of amenities including shops, traditional pubs, and picturesque countryside walks—all contributing to a strong sense of community and a tranquil lifestyle. Early viewing is highly recommended to fully appreciate all this lovely home has to offer. Chain free buyers only.

2 1 1 E

Council Tax Band: B

GROUND FLOOR

Lobby/Study Area
Doubled glazed leaded window to rear, loft space, tiled floor.

Entrance Hall
Exposed wooden floor

Lounge
Double glazed leaded light window to front, column radiator, log burner, fireplace.

Kitchen
A range of base and wall units with worktop over, freestanding oven, inset sink with drainage grooves, mixer tap, space for washing machine, double glazed leaded light window to rear, log burner set in brick fireplace, deep set under stairs storage cupboard, radiator, exposed wooden floorboards.

Rear Lobby
Tiled flooring, built in cupboard housing boiler, door to side into garden.

Bathroom
Suspended hand wash basin unit, low level WC, single panelled bath with overhead shower attachment, heated towel rail, fully tiled walls, two double glazed leaded light windows to side.

FIRST FLOOR

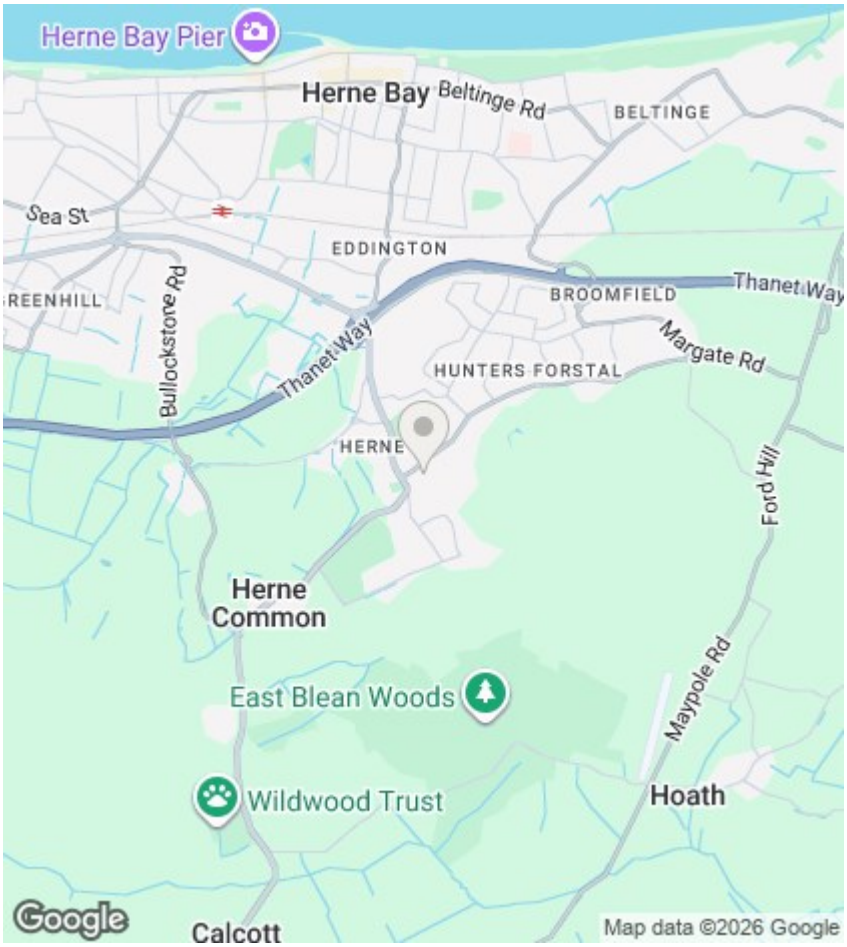
Bedroom One
Double glazed leaded light window to front, column radiator, one fitted white wardrobe and storage cupboard, original fireplace, exposed wooden floorboards.

Bedroom Two
Double glazed leaded light window to rear, fitted wooden wardrobe and storage cupboard, column radiator, original Victorian fireplace, exposed floorboards.

OUTSIDE

Rear Garden
This private, well cared for garden features trees, mature shrubs and seasonal plants, creating a calm, natural space. A brick path runs through the garden leading to another tucked away, slightly elevated area offering a further restful space. Shed and log store.

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

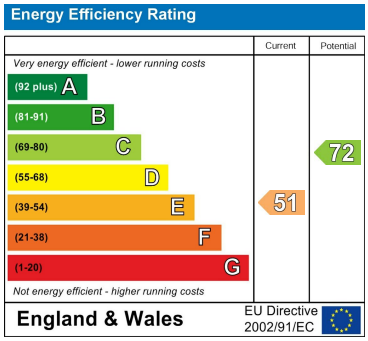


Viewings

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

EPC Rating:

E



Total area: approx. 59.3 sq. metres (638.6 sq. feet)

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998
olivia@kimberestates.co.uk
kimberestates.co.uk