

CHRISTOPHER HODGSON



**Herne Bay**

**£249,950** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Herne Bay

## *12 North Street, Herne Bay, Kent, CT6 5DY*

A superbly appointed Victorian terraced house situated in a highly sought-after central location and moments from the beach, a short stroll from the High Street which offers a variety of both independent and national retailers, and within walking distance of Herne Bay mainline railway station (0.9 miles).

The bright, spacious and beautifully presented accommodation is arranged on the ground floor to

provide a sitting room opening to a dining area, a contemporary kitchen and a smartly fitted shower room. To the first floor there are two double bedrooms.

The West facing rear garden extends to 50ft (15.24m) and is designed for ease of maintenance, incorporating a raised decked seating area. No onward chain.



### LOCATION

North Street is conveniently located a short stroll from the sea front and town centre. Herne Bay is a thriving coastal town, boasting a highly regarded seafront, sailing club and watersport facilities as well as a variety of individual retail outlets, sports and leisure activities including a gym and swimming pool, supermarkets and schools. There is also a mainline railway station providing fast and frequent links to London (Victoria) approximately 88 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Sitting Room 13'0" x 11'9" (3.95m x 3.57m)
- Dining Area 11'9" x 9'8" (3.58m x 2.95m)
- Kitchen 9'10" x 6'2" (3.00m x 1.87m)
- Shower Room

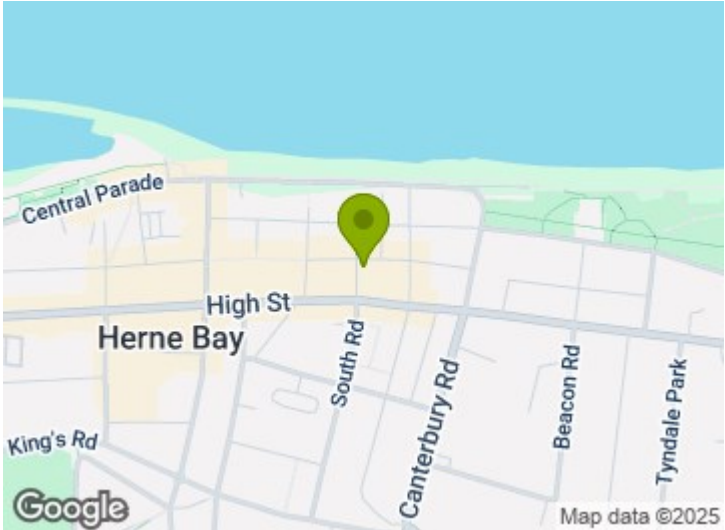
#### FIRST FLOOR

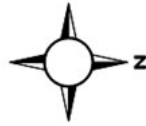
- Bedroom 1 12'10" x 11'9" (3.92m x 3.59m)
- Bedroom 2 9'10" x 9'2" (3.00m x 2.80m)

#### OUTSIDE

- Garden 50' x 9'9" (15.24m x 2.97m)

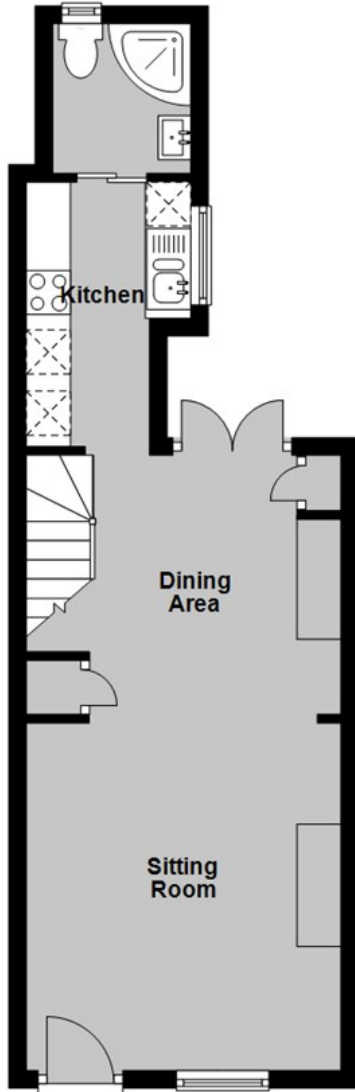






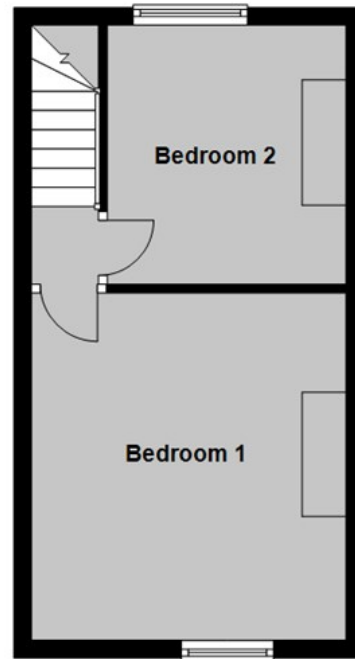
## Ground Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.0 sq. feet)



Total area: approx. 57.9 sq. metres (623.6 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.**

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
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