CHRISTOPHER HODGSON









Herne Bay

£325,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Herne Bay

21 Herne Avenue, Herne Bay, Kent, CT6 6EN

An extended and beautifully presented semi-detached family home ideally situated in a highly sought-after road in central Herne Bay. The property is within walking distance of The Downs, seafront, town centre and Herne Bay mainline railway station (1 mile).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, a generous living room opening to a contemporary kitchen with a pair of casement doors leading to the garden, and a bedroom/study.
To the first floor, there are three bedrooms (two doubles), and a stylish bathroom.

Outside, the property benefits from a westerly-facing rear garden, extending to 41ft (12.5m) and incorporates a raised decked seating area and a summer house, ideally suited for a variety of uses.







LOCATION
Herne Avenue is amongst the most sought after roads in Herne Bay being just a short stroll from the sea front and town centre which is well served by local shops, schools, seafront and supermarket. The town has a well regarded seafront with popular watersport facilities. There is also a mainline railway station (approximately 1 mile) providing fast and frequent links to London (Victoria approximately 99 mins). 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

- Entrance Porch
- Entrance Hall 5'8" x 11'1" (1.74m x 3.38m)
- Living Room 21'8" x 11'0" (6.61m x 3.37m)
- Kitchen 11'2" x 16'8" (3.42m x 5.1m)
- Bedroom 4/Study 10'1" x 6'7" (3.08m x 2.02m)

FIRST FLOOR

- Bedroom 1 10'7" x 11'2" (3.25m x 3.42m)
- Bedroom 2 9'5" x 9'4" (2.88m x 2.87m)
- Bedroom 3 7'6" x 7'0" (2.29m x 2.14m)
- Bathroom 7'11" x 5'8" (2.43m x 1.74m)

OUTSIDE

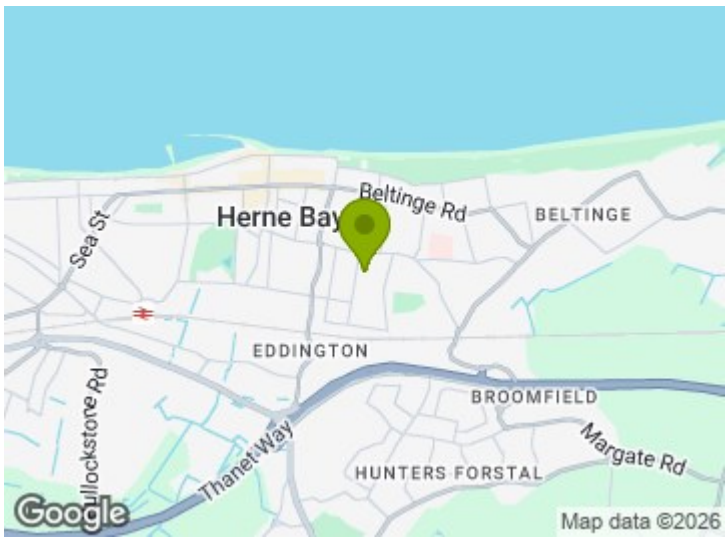
- Garden 41' x 24' (12.50m x 7.32m)










Herne Bay
Beltinge Rd
BELTINGE
Sea St
EDDINGTON
BROOMFIELD
Ullockstore Rd
Thanet Way
Margate Rd
HUNTERS FORSTAL
Google
Map data ©2026

Ground Floor

Main area: approx. 50.1 sq. metres (539.3 sq. feet)

First Floor

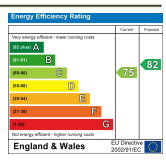
Main area: approx. 35.9 sq. metres (386.4 sq. feet)



Main area: Approx. 86.0 sq. metres (925.7 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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