CHRISTOPHER HODGSON









Herne Bay

£535,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Herne Bay

18 Robinson Road, Herne Bay, Kent, CT6 5FQ

A beautifully presented modern detached family home forming part of the desirable Sunningdale Green development, conveniently positioned on the outskirts of Herne Bay whilst remaining within easy reach of the town centre, seafront, highly regarded schools and Herne Bay railway station (1.5 miles).

The spacious and smartly presented accommodation extends to 1,776 sq ft (165 sq m) and is arranged on the ground floor to provide an entrance hall, sitting room, a contemporary open-plan kitchen/dining room with integrated appliances and a pair of casement doors opening to a glazed garden room, a utility room, and a cloakroom. The kitchen/dining room also benefits from air conditioning.

To the first floor, there are four double bedrooms, with the principal bedroom benefiting from an en-suite shower room and air conditioning, in addition to a separate family bathroom.

The thoughtfully landscaped and well-maintained rear garden extends to approximately 32ft (9.75m), creating an ideal space for both relaxation and entertaining. A garage and generous driveway provide off-street parking for several vehicles.







LOCATION
Robinson Road forms part of the desirable 'Sunningdale Green' development located on the ouskirts of Herne Bay and with close proximity of amenities including a Cooperative store and Pharmacy.
Herne Bay is a popular 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

• Entrance Hall

• Sitting Room 21'1" x 11'10" (6.45 x 3.61m)

• Kitchen / Dining 25'5" x 11'8" (7.76m x 3.56m)

• Garden Room 14'5" x 8'2" (4.4m x 2.51m)

• Utility

• Cloakroom

FIRST FLOOR

• Bedroom 1 12'1" x 11'6" (3.69m x 3.52m)

• En-Suite Shower Room

• Bedroom 2 11'7" x 9'6" (3.55m x 2.91m)

• Bedroom 3 12'0" x 9'2" (3.67m x 2.81m)

• Bedroom 4 11'8" x 8'8" (3.58 x 2.66m)

• Bathroom

OUTSIDE

• Garden 32' x 27' (9.75m x 8.23m)

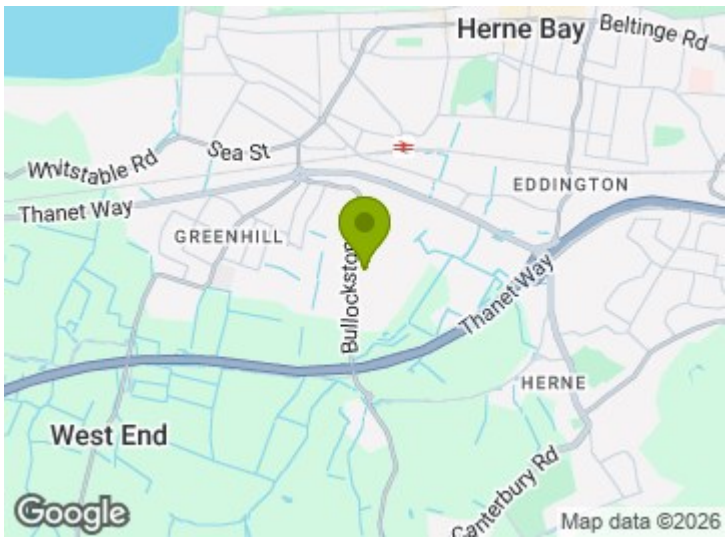
• Garage 21'9" x 10'8" (6.64m x 3.27m)










Herne Bay
Beltinge Rd
Whitstable Rd
Sea St
Thanet Way
EDDINGTON
GREENHILL
Bullockstone
Thanet Way
HERNE
West End
Canterbury Rd
Google
Map data ©2026

Ground Floor

Main area: approx. 78.1 sq. metres (840.7 sq. feet)
Plus garage, approx. 21.7 sq. metres (233.6 sq. feet)

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First Floor

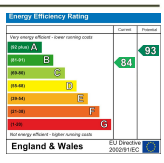
Main area: approx. 65.2 sq. metres (701.8 sq. feet)



Main area: Approx. 165.0 sq. metres (1776.0 sq. feet)
Including Garage

Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £2,390.88.

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