CHRISTOPHER HODGSON

Broomfield, Herne Bay

£485,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Broomfield, Herne Bay

3 Halford Close, Broomfield, Herne Bay, Kent, CT6 7UN

A spacious and beautifully presented detached family home conveniently positioned within close proximity of shops and amenities, bus routes and Herne C of E Junior School. The seaside town of Herne Bay is two miles distant, with its bustling town centre, popular seafront and mainline station.

The bright and spacious accommodation has been finished to a high specification throughout and is arranged on the ground floor to provide an entrance hall, sitting room, kitchen/dining room with integrated appliances and doors opening to the rear garden, two bedrooms and a modern shower room. To the first floor there are three double bedrooms and a family bathroom.

The smartly landscaped rear garden provides an ideal setting for entertaining, and incorporates a studio/home office which would suit a variety of uses. A driveway to the front of the property provides an area of off street parking.

LOCATION
Halford Close is a popular location, in a desirable residential area which is situated approximately 2 miles from the centre of Herne Bay which benefits from a strong range of local facilities including a variety of individual retail outlets, supermarkets and well regarded local schools. The mainline railway station offers fast and frequent links to London (Victoria approximately 1 hour 33mins), as well as the high speed Javelin service via Faversham (London St Pancras approximately 79 mins). The property offers excellent access to the A299 which gives access to the A2/ M2 motorway network.

Herne Bay is well served by shops, schools, bus routes and other amenities, as well as the bustling town centre and highly regarded seafront which boasts a marina as well as popular watersport facilities. There is also a mainline railway station providing fast and frequent links to London (Victoria) approximately 93 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The Cathedral City of Canterbury (approximately 7 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops.

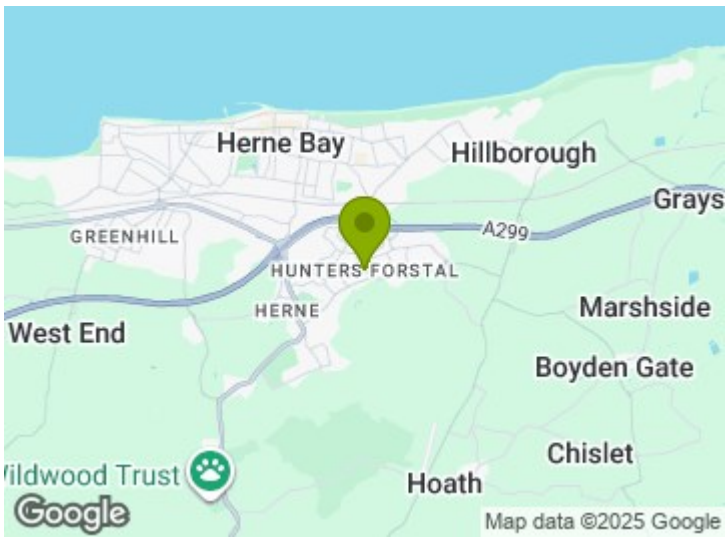
ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 21'3" x 6'2" (6.49m x 1.88m)
- Sitting Room 23'5" x 11'11" (7.14m x 3.63m)
- Kitchen 18'5" x 8'8" (5.62m x 2.66m)
- Dining Room 15'1" x 8'5" (4.60m x 2.59m)
- Bedroom 4 13'3" x 7'10" (4.04m x 2.39m)
- Bedroom 5 11'1" x 8'11" (3.38m x 2.72m)
- Shower Room 8'7" x 5'3" (2.62m x 1.60m)

FIRST FLOOR

- Bedroom 1 12' x 9'10" (3.66m x 3.00m)
- Bedroom 2 11'2" x 10'3" (3.40m x 3.12m)
- Bedroom 3 15'10" x 8'6" (4.83m x 2.61m)
- Bathroom 6'5" x 6'1" (1.96m x 1.85m)



OUTSIDE

• Studio/Home Office 15'5" x 7'5" (4.70m x 2.26m)

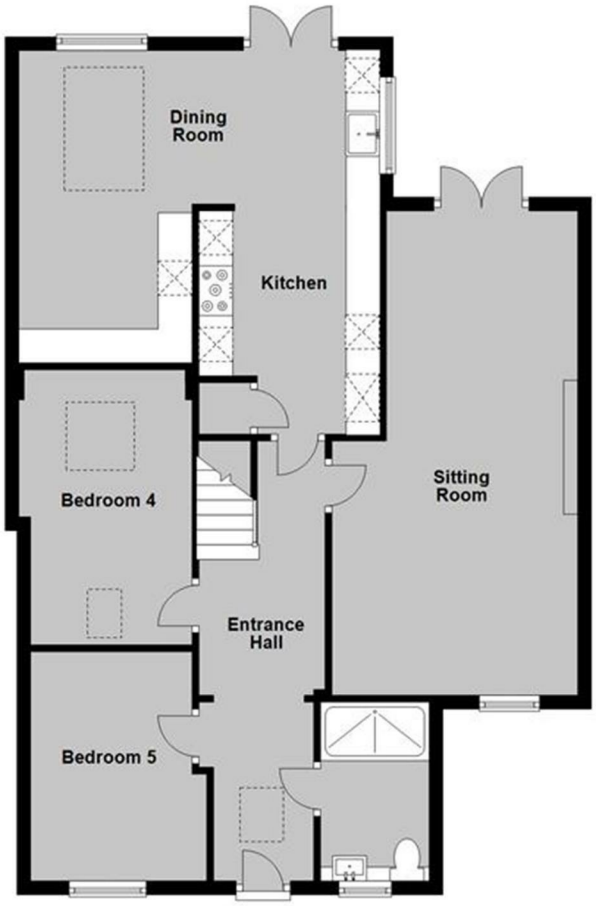
• Storage 10' x 7'9" (3.05m x 2.36m)

• Garden 34' x 28' (10.36m x 8.53m)

Ground Floor

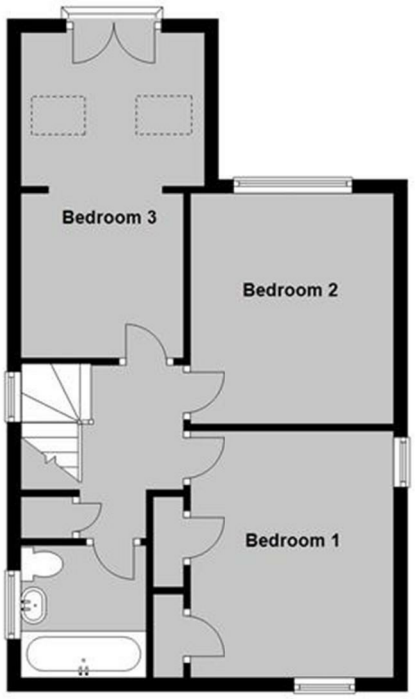
Main area: approx. 87.0 sq. metres (935.9 sq. feet)

Plus outbuildings, approx. 17.8 sq. metres (191.4 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Main area: Approx. 132.9 sq. metres (1430.6 sq. feet)

Plus outbuildings, approx. 17.8 sq. metres (191.4 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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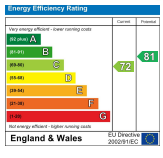

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