

CHRISTOPHER HODGSON



Herne Bay

£200,000 Freehold



Herne Bay

The Priory Cottage, 201 Canterbury Road, Herne Bay, Kent, CT6 5UG

A detached bungalow ideally located just off Canterbury Road in a private and secluded position, within close proximity to the town centre and High Street, the beach, shops, restaurants, bus routes and 0.8 miles from Herne Bay railway station.

The generously proportioned and beautifully presented accommodation is arranged to provide a living room overlooking the south facing courtyard garden, a kitchen, a double bedroom, and a bathroom.

A gravel driveway provides an area of off-street parking.



LOCATION

Canterbury Road is a much sought after position in the popular seaside town of Herne Bay and is well served by shops, schools, bus routes and other amenities. The property is just a short stroll from the town centre and highly regarded seafront which boasts a marina as well as popular watersport facilities. There is also a mainline railway station which is approximately 1 mile distant) providing fast and frequent links to London (Victoria) approximately 93 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 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

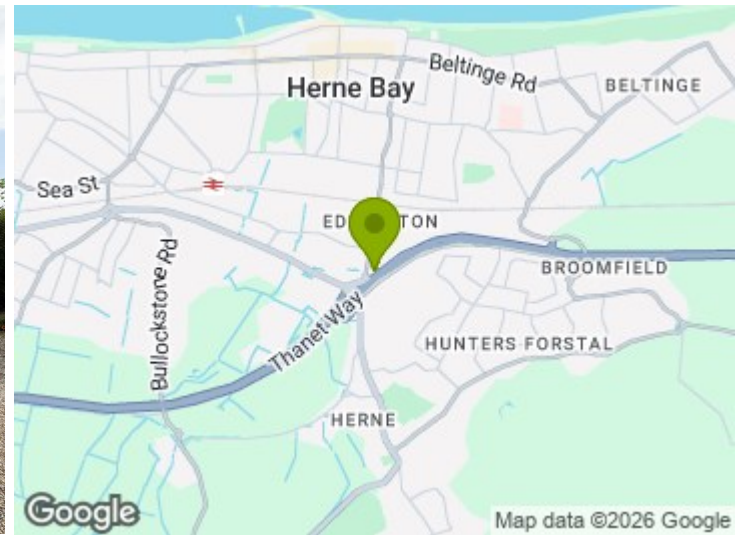
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Living Room 16'5" x 10'11" (5.00m x 3.33m)
- Kitchen 10'11" x 7'9" (3.33m x 2.36m)
- Bedroom 11'6" x 10'9" (3.51m x 3.28m)
- Bathroom

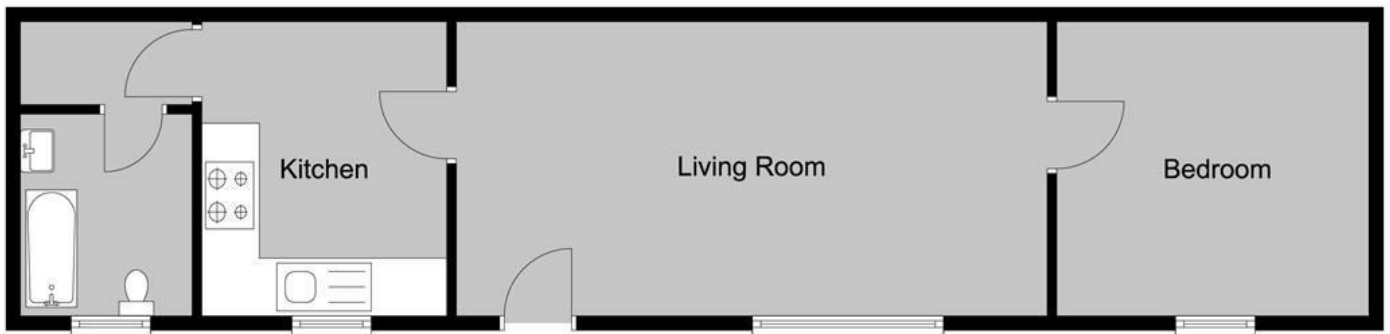
OUTSIDE

- Courtyard Garden 42' x 15'9" (12.80m x 4.80m)



Ground Floor

Main area: approx. 42.9 sq. metres (462.8sq. feet)



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Council Tax Band A. The amount payable under tax band A for the year 2026/2027 is £1,598.66.

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| Energy Efficiency Rating | |
|--------------------------|------------------|
| Current Rating | Potential Rating |
| Band A | Band A |
| Band B | Band A |
| Band C | Band A |
| Band D | Band A |
| Band E | Band A |
| Band F | Band A |
| Band G | Band A |

England & Wales
EPC 2020/2021

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