

CHRISTOPHER HODGSON



**Herne Bay**

**£425,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Herne Bay

## *65 The Broadway, Herne Bay, Kent, CT6 8SG*

A bright and spacious detached bungalow situated in a highly desirable location less than 150 metres from Western Esplanade and Herne Bay seafront, and within close proximity of shops, restaurants, and amenities. Herne Bay mainline railway station is within walking distance (0.7 miles).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, a sitting room with a wood-burning stove, a

kitchen/dining room, a utility room, three bedrooms, a well-appointed bathroom with a separate shower enclosure, and a cloakroom.

The mature and established South facing garden extends to 39ft (12m) and incorporates a summer house. To the rear of the property, there is a detached workshop and a driveway accessed via Selsea Avenue, which provides off-street parking for several vehicles. A gated section of the driveway offers secure storage, ideal for a boat or a campervan.



### LOCATION

The Broadway is a popular location, in a desirable residential area which is situated just a 2 minute walk from Western Esplanade and approximately 0.9 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

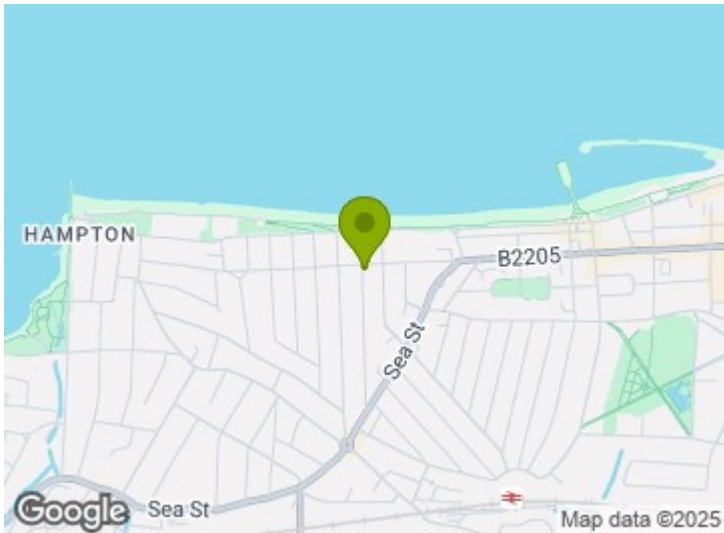
The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 13'11" x 11'11" (4.24m x 3.63m)
- Kitchen/Dining Room 14'3" x 12'11" (4.34m x 3.94m )
- Utility Room 9'6" x 6'1" (2.90m x 1.85m )
- Bedroom 1 12'11" x 12'0" (3.93m x 3.65m)
- Bedroom 2 10'4" x 9'9" (3.15m x 2.97m )
- Bedroom 3 8'4" x 6'6" (2.54m x 1.98m )
- Bathroom 10'3" x 7'5" (3.14m x 2.28m)
- Cloakroom

#### OUTSIDE

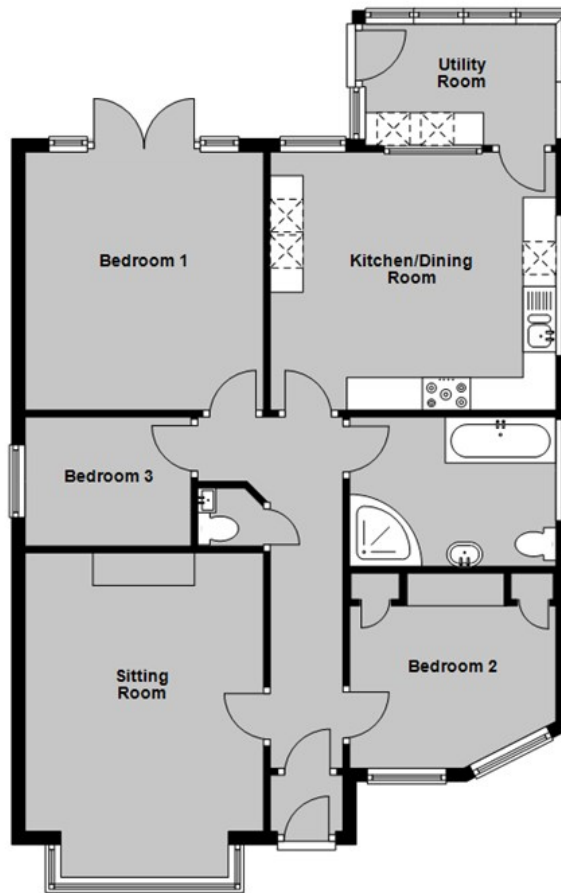
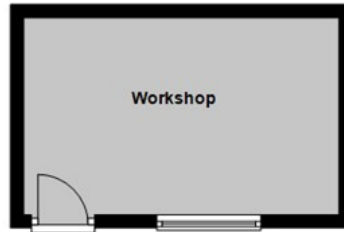
- Garden 39'9" x 37'3" (12.12m x 11.35m)
- Workshop 15'8" x 9'10" (4.80m x 3.00m)





## Ground Floor

Main area: approx. 86.6 sq. metres (931.7 sq. feet)  
Plus outbuildings, approx. 14.4 sq. metres (155.0 sq. feet)



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		63	76

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