



11 (a) East Street, Herne Bay, CT6 5HL
Asking price £425,000



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Located just a short stroll from the picturesque seafront, this unique three-story end-of-terraced home masterfully combines historic charm with contemporary living. The ground floor features a spacious lounge with an inglenook-style fireplace and an ornate spiral staircase leading to the upper levels. The sleek, modern kitchen flows into a character-filled dining area, perfect for gatherings. A convenient WC and utility room provide additional functionality, while the secluded courtyard garden offers a private outdoor haven.

On the first floor, the large main bedroom boasts built-in wardrobes, offering ample storage while maintaining a clean, elegant look. The landing provides an ideal workspace, complete with a dedicated desk area. A second bedroom and a bright, airy, and generously sized bathroom complete this level, offering a perfect blend of comfort and style.

Ascending the second spiral staircase, you'll discover an expansive top-floor bedroom bathed in natural light, providing a tranquil retreat. This quirky and characterful home is move-in ready, with no chain, ensuring a swift and seamless transaction for its new owners. Whether you're captivated by its historical charm, modern amenities, or prime seaside location, this property is a true gem, ready to be cherished.

Description

Council Tax Band D

EPC Rating E

Tenure--Freehold with vacant possession

Enclosed Porch

Lounge

22'10 extending to 26' x 18'10

Kitchen

25'9 x 11'11

Utility Room/Lean To

12'5 x 5'11

Cloakroom

5'10 x 3'11

Landing

Main Bedroom

16'7 x 13'5 narrowing to 10'2

Study

10'1 x 9'0

Bathroom

12'5 x 8'9

Bedroom Two

12'10 x 11'1

Second Floor

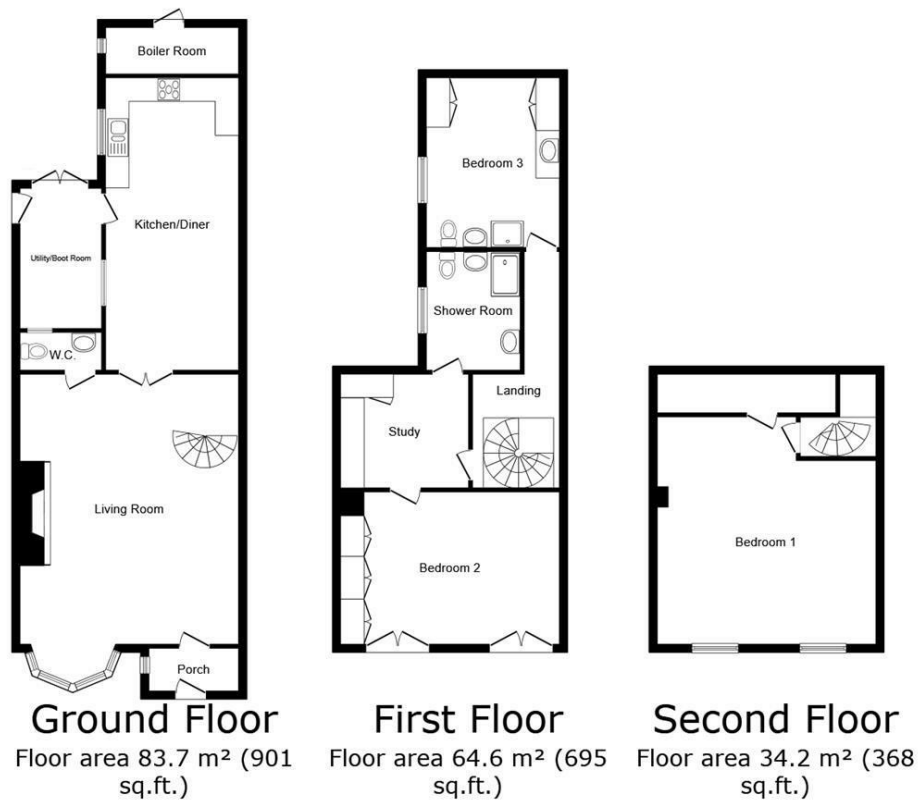
Bedroom Three

18'10 x 17'6

Floorplan Clause

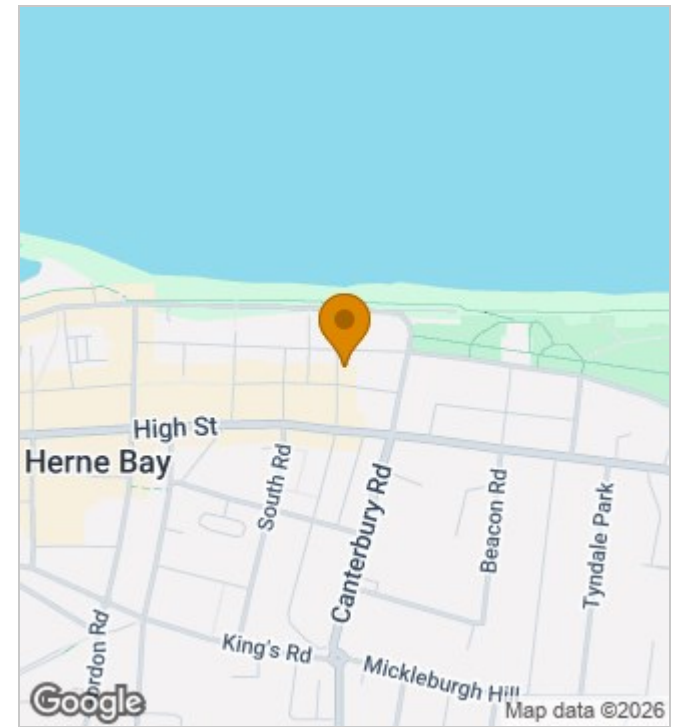
Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.





TOTAL: 182.5 m² (1,964 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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