



**2b East Street, Herne Bay, CT6 5HN**  
**£275,000**





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### Charming Two-Bedroom Cottage Just Steps from the Sea

Nestled in the heart of Herne Bay, just a stone's throw from the shoreline, this quaint two-bedroom cottage offers a rare opportunity to own a charming coastal retreat. Whether you're looking for a getaway home, a successful Airbnb investment, or simply a place to unwind by the sea, this characterful cottage is the perfect fit.

Stepping inside, you'll be greeted by a warm and inviting ambiance, accentuated by a fabulous gas log burner-effect fire—perfect for cozy evenings after a day by the water. The kitchen and bathroom have been thoughtfully designed to blend modern comfort with the home's original charm, creating a space that feels both timeless and relaxing.

Imagine waking up and strolling just a few steps to the beach, morning coffee in hand, or leaving your home in just a bathing suit for a refreshing dip in the sea—it's that close. The property is positioned opposite the historic Ship Inn, one of Herne Bay's oldest and most beloved establishments, dating back to 1385.

At the rear of the cottage, you'll discover a private courtyard, an absolute sun trap, ideal for morning breakfasts or evening drinks as you soak in the sea air.

The current owner has run this cottage as a highly successful Airbnb for years, making it not only a wonderful home but also a lucrative business opportunity. Why not try before you buy and book a stay to experience it for yourself?



## Description

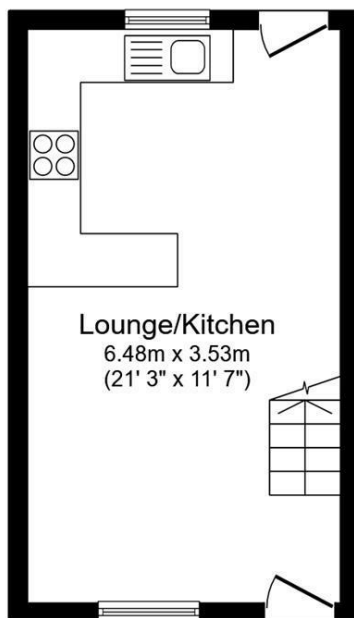
### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

## Situation

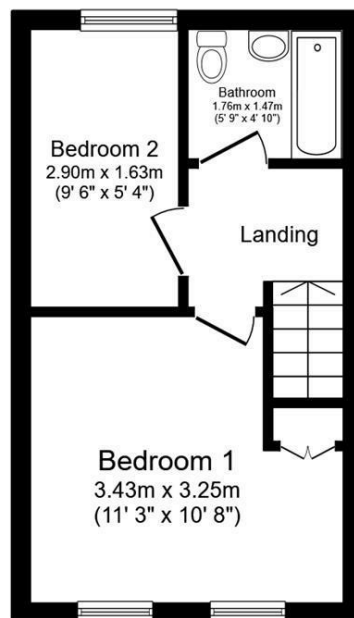
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





**Ground Floor**

Floor area 22.9 sq.m. (246 sq.ft.)

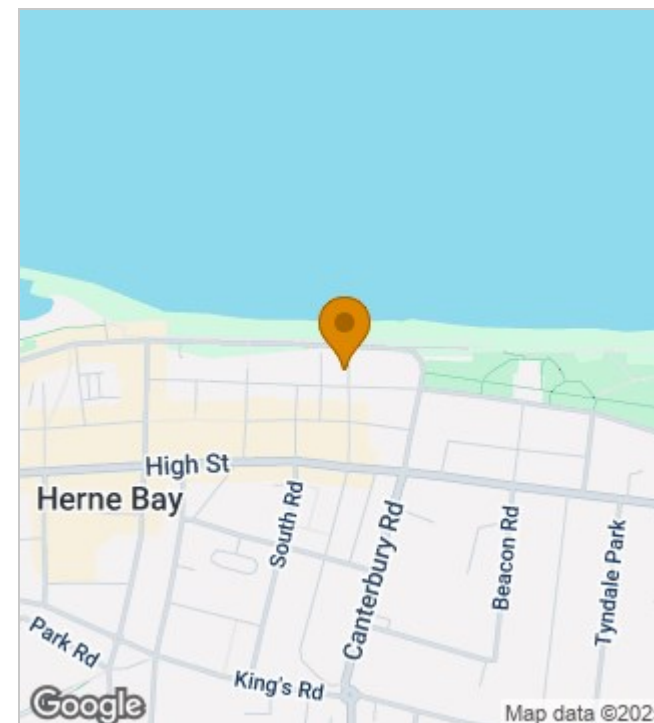


**First Floor**


Floor area 22.9 sq.m. (246 sq.ft.)

**TOTAL: 45.7 sq.m. (492 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](http://www.Propertybox.io)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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