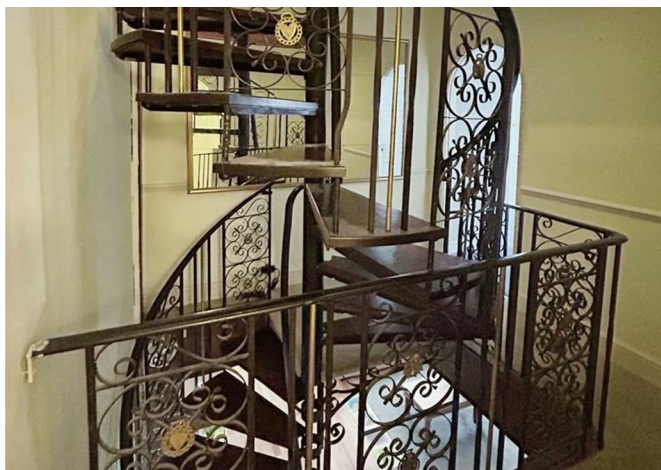




**11a East Street, Herne Bay, CT6 5HL**  
**Offers in excess of £400,000**





## 11a East Street, Herne Bay, CT6 5HL

### Offers in excess of £400,000

Price Guide Offers Over £400,000

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

### 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 prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not 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 hold 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.

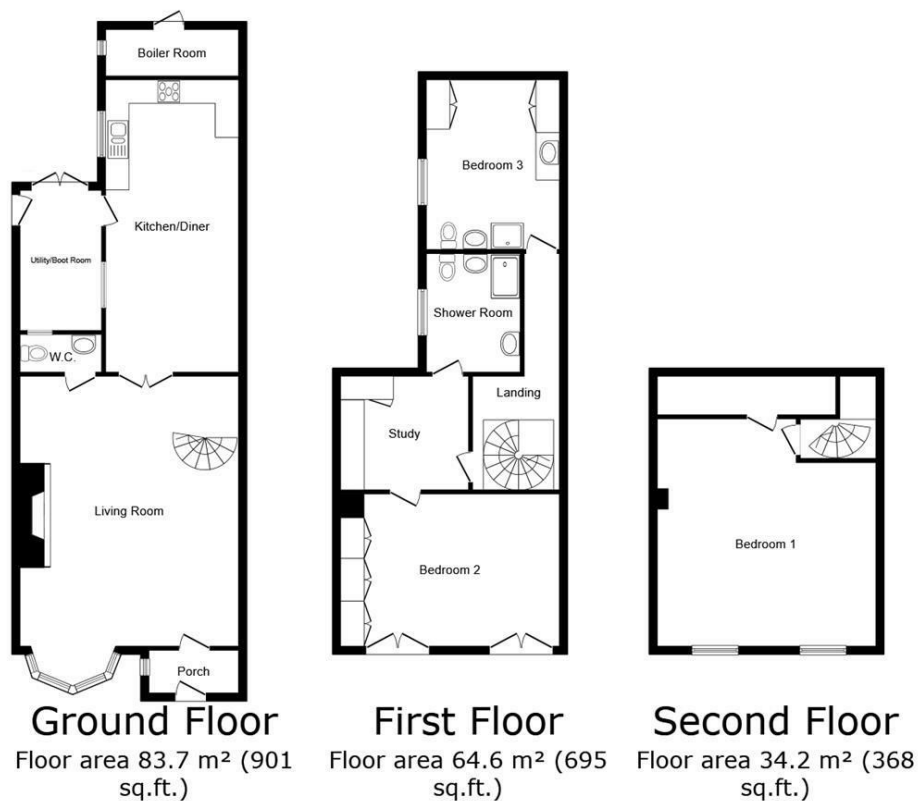
For a free no obligation valuation of your property please contact the number quoted on the property brochure.

## 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.

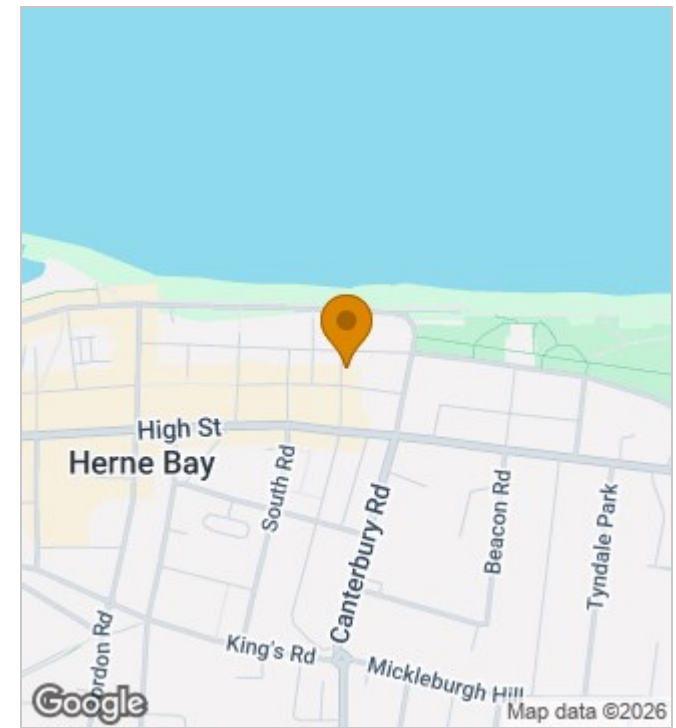






TOTAL: 182.5 m<sup>2</sup> (1,964 sq.ft.)

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](http://www.Propertybox.io)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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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