



**8 Arkley Road, Herne Bay, CT6 5SL**  
**£295,000**



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A Beautifully Styled Two Double Bedroom Semi-Detached Home in a Prime Coastal Location

This tastefully presented two double bedroom semi-detached residence offers the perfect blend of character, comfort and modern living. Ideally positioned within a short stroll of the railway station, town centre and beach, this charming home is perfectly suited for commuters, downsizers, first-time buyers or those seeking a coastal retreat.

Upon entering, you are welcomed into a beautifully styled interior that has been thoughtfully maintained throughout. The property boasts two versatile reception rooms, providing excellent living and entertaining space — ideal for cosy evenings in or hosting family and friends.

The modern fitted kitchen enjoys delightful views over the rear garden and offers a practical yet stylish space for cooking and dining. Designed with both functionality and aesthetics in mind, it forms the true heart of the home.

A standout feature is the luxurious contemporary bathroom located on the ground floor, finished to a high standard and offering a relaxing retreat. Bedroom two further benefits from the convenience of a separate WC, adding practicality for guests or family living.

Externally, the rear garden has been thoughtfully designed with low maintenance in mind, creating an attractive outdoor space without the upkeep — perfect for enjoying warmer months with ease.

## Description

Council Tax Band B

EPC Rating E

Tenure: Freehold

Lounge

13'7" x 11'10"

Dining Room

11'11" x 11'11"

Kitchen

12'5" x 5'9"

Bathroom

9'1" x 5'4"

First Floor Landing

Bedroom

11'7" x 10'11"

Bedroom

11'9" x 11'2"

WC

5'4" x 2'10"

Front and Rear Garden

Location

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.

Agents Notes

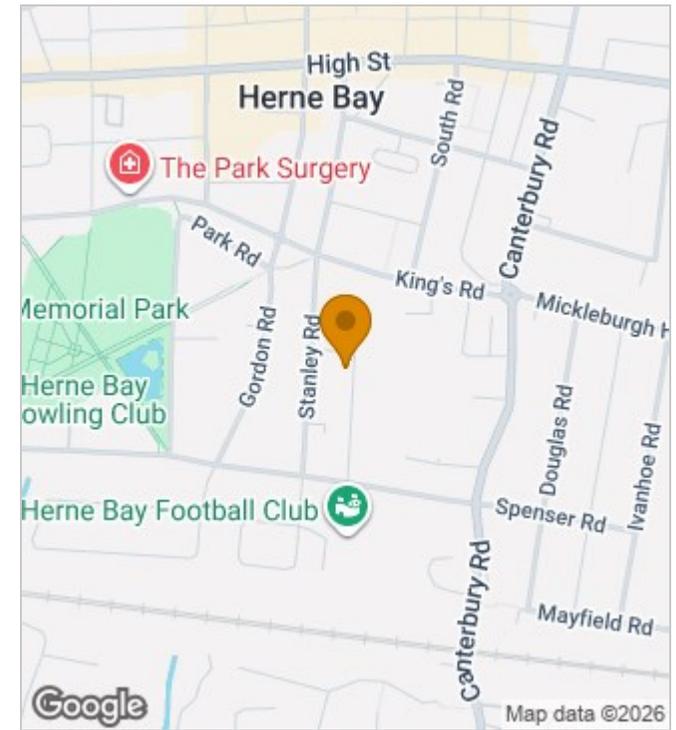
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Total floor area: 80.7 sq.m. (868 sq.ft.)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</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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