



**9 New Street, Herne Bay, CT6 5AH**  
**£335,000**



## 9 New Street, Herne Bay, CT6 5AH £335,000

Charming Three-Bedroom Home in the Heart of Herne Bay

Located on New Street, Herne Bay, just off the High Street, this delightful property offers the perfect blend of convenience and comfort. With easy access to the town centre, railway station, and seafront, this home is ideal for those seeking coastal living with excellent local amenities on the doorstep.

The accommodation is exceptionally spacious, featuring two generous reception rooms. The front lounge enjoys a large bay window that floods the room with natural light, while the second reception offers flexibility as a dining room or family space.

To the rear, the modern kitchen/breakfast room provides ample space for both dining and storage. A glazed door opens onto a private rear courtyard, which benefits from personal side access — perfect for enjoying outdoor relaxation or easy access for bicycles and bins.

Upstairs, you'll find three double bedrooms, all of excellent proportions. The main bedroom is a standout feature, with its bay window enhancing the sense of space and light. The modern family bathroom includes a bath with shower over, providing both style and practicality.

Overall, this property exudes a wonderful feeling of space, with well-proportioned rooms throughout and a warm, welcoming atmosphere — an ideal home for families or anyone seeking a central Herne Bay location.

## Description

Lounge

15'11 x 11'2

Dining Room

11'10 x 12'2

Kitchen/Breakfast Room

19'11 x 9'8

WC

First Floor Landing

Bedroom

14'9 x 12'10

Bedroom

10' x 8'10

Bedroom

12'6 x 9'10

Bathroom

10' x 6'4

Courtyard

Tenure Freehold

EPC Ordered

Council Tax Band C

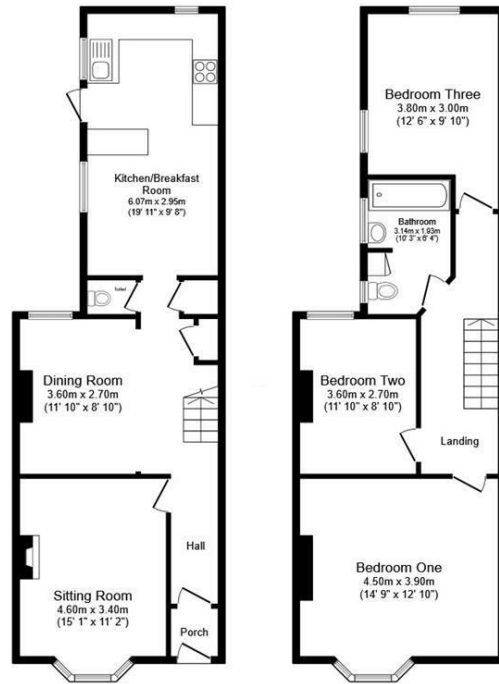
Location

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 Cliffs 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.

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.



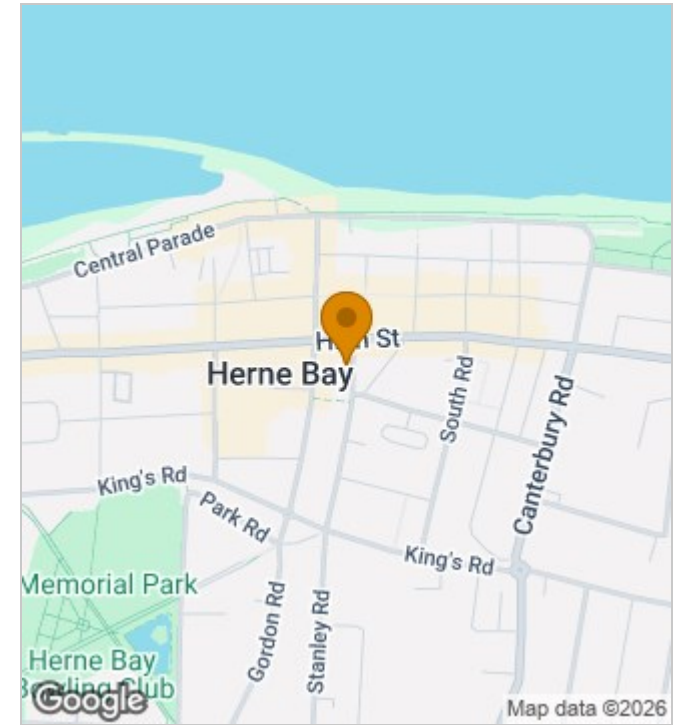


**Ground Floor**  
Floor area 58.0 sq.m. (624 sq.ft.)

**First Floor**  
Floor area 58.0 sq.m. (624 sq.ft.)

Total floor area: 116.0 sq.m. (1,249 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>		
(55-68) <b>D</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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