



22 Brunswick Square, Herne Bay, CT6 5QF
£425,000



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Located in the heart of Herne Bay on Brunswick Square, this beautifully refurbished Victorian home offers the perfect balance of period charm and modern luxury. Set over three spacious floors, this property has been thoughtfully designed to provide ample room for family living, blending classic architectural features with contemporary finishes.

Upon entering, the ground floor immediately impresses with its sense of space and light. Two generous reception rooms provide versatile spaces for relaxing or entertaining, each retaining original Victorian features, such as high ceilings and large windows, but with a modern twist. The highlight of the ground floor is the high-specification kitchen/breakfast room, featuring sleek cabinetry, premium appliances, and access to the garden, making it ideal for both family meals and social gatherings. A convenient shower room completes the ground floor layout, offering practicality and style.

Moving up to the first floor, you'll find three well-proportioned bedrooms, each offering plenty of natural light and space, perfect for family members or guests. The second floor reveals an additional double bedroom, providing a quiet retreat or potential home office, offering flexibility for a range of needs.

The private rear garden is easily accessed from the kitchen, offering a peaceful space to unwind, dine al fresco, or enjoy outdoor family time. Being sold with NO CHAIN.

Description

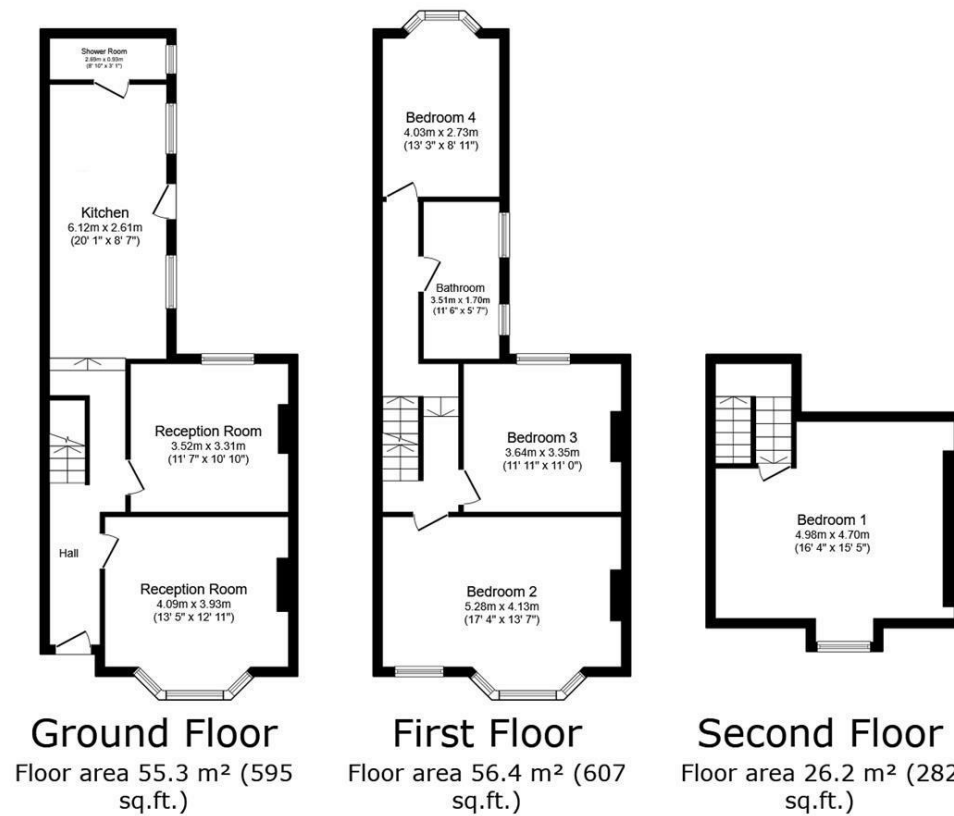
Agents Notes:

1. Money Laundering Regulations: 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 hold the copyright to all advertising material used to market this property.
6. It is the buyer's responsibility to obtain verification of the legal title of the property via their solicitor.

Situation

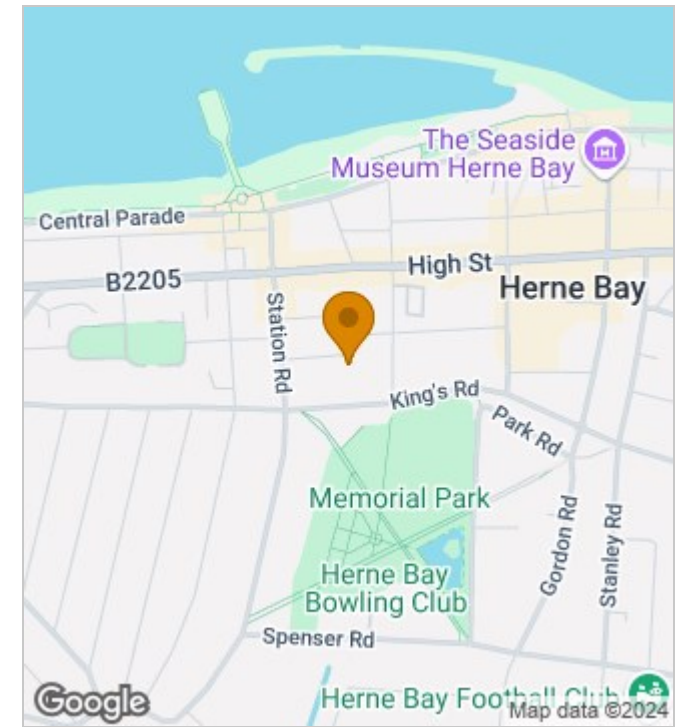
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, 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.





TOTAL: 137.9 m² (1,485 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](https://www.propertybox.io)



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

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