KE

21 Clarence Road, Herne Bay, CT6 8TH

Offers In Excess Of £350,000

- Charming Edwardian Home with Beautiful Original Features
- Detached Cabin Offering Versatile Additional Space
- Located a Short Walk from Herne Bay Town, Sea Front and Train Station
- Two Generously Proportioned Reception Rooms
- Wonderful Blend of Period Charm and Practical Living Space
- Impressive, Spacious Reception Hall Creating a Grand Entrance
- Gas Fired Central Heating
- Three Well-Proportioned Bedrooms
- Convenient Ground-Floor WC

106 High Street, Herne Bay, Kent, CT6 5LE
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This charming Edwardian home offers an abundance of character, generous living accommodation and a wonderful sense of space throughout. Ideally situated close to Herne Bay town centre, conveniently positioned for a wide range of local amenities, independent shops, cafés, restaurants and the train station. The property also benefits from easy access to the seafront, making it an appealing choice for those looking to enjoy everything this popular coastal town has to offer.

The entrance hall creates an immediate sense of grandeur upon entering and provides a striking introduction to the property's traditional charm. The ground floor continues to impress with two well-proportioned reception rooms, offering flexibility for a formal lounge, dining room or additional sitting area. The kitchen/dining area provides a practical and sociable space for everyday living, with ample room for dining and family gatherings. A conservatory extends the living accommodation further, offering a lovely additional space to relax and enjoy views of the garden, while a convenient ground-floor WC adds to the practicality of the layout.

To the first floor, the three bedrooms, including two particularly generous double rooms and a further bedroom, providing flexible accommodation for families, guests or those requiring space to work from home. The first floor is completed by a family bathroom and a separate WC, offering added convenience for busy households.

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Council Tax Band: C

GROUND FLOOR

Reception Hall
Entrance door to front, original stained glass windows, staircase to first floor, space for desk, radiator, ceiling cornice, original plate rack, cupboard housing meter.

Cloakroom
Low level WC, wash hand basin with storage below, storage space above door, frosted window to side.

Lounge
Bay window to front, radiator, shelving into alcove, ceiling cornice, television point.

Family Room
Radiator, two large storage cupboards into alcoves, working feature fireplace, original plate rack, two windows and door into:

Conservatory
Windows to rear, space and plumbing for washing machine, storage cupboard, door to garden.

Kitchen
Fitted shaker style kitchen with matching wall and base units, complementary work surfaces over and tiled splashbacks above, Belfast sink, space for oven, window to side, ceiling cornice, door leading to garden.

Dining Area
Two windows, large integrated larder, ceiling cornice, radiator, space for fridge/freezer.

FIRST FLOOR

Landing
Window to side, airing cupboard, loft hatch, ceiling cornice.

Bedroom One
Bay window to front, radiator, vanity wash hand basin, built in cupboard into alcove, television point.

Bedroom Two
Two sash windows to rear, radiator, two storage cupboards into alcoves.

Bedroom Three
Sash window to front, radiator, wash hand basin, boiler.

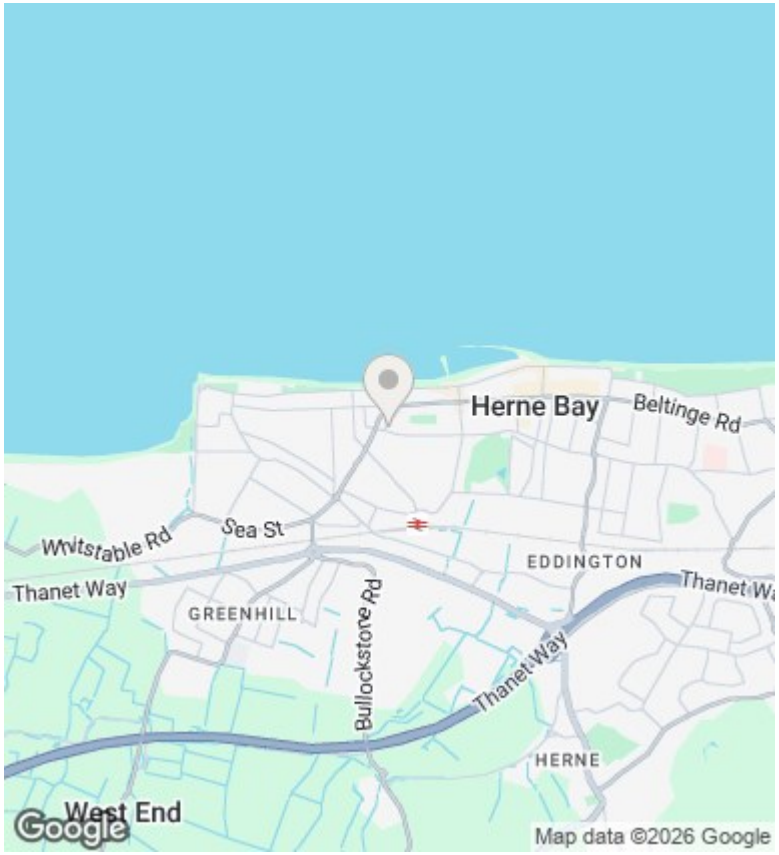
Bathroom
Panelled bath unit with shower over, wash hand basin, half tiled walls, heated towel rail, wall-based heater, large storage cupboard, sash window to side, window seat with storage.

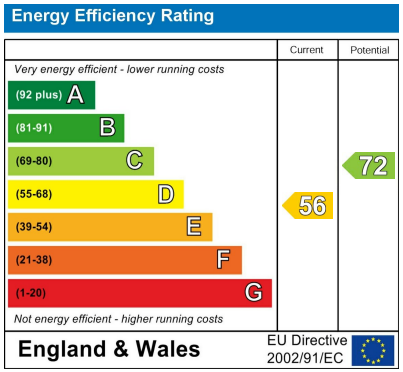
WC
Low level WC, sash window to side.

OUTSIDE

Rear Garden
Fully enclosed laid with pebbles, mature shrubs and flowering borders, established trees and bushes, large shed, side access. Large, insulated Timber Cabin 9'0 x 7'5 (2.74m x 2.26m); with lighting and power.

COUNCIL TAX BAND C





Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

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