



FOUNDATION

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23 Western Avenue, Herne Bay CT6 8UE

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



23 Western Avenue, Herne Bay CT6 8UE

- Splendid 1930's Semi Detached Family Home
- Three Generously Proportioned Bedrooms
- Recently Installed Modern bathroom
- Open Plan Kitchen Dining Room
- Cosy Sitting Room With Tiled Fireplace
- South Facing Rear Garden & Sun Room
- Moments From The Sea Front & Town centre
- High Speed Links To London From nearby Station

Herne Bay is a charming seaside town located on the north coast of Kent. Known for its picturesque pebble beach and Victorian architecture, Herne Bay boasts a relaxed, family-friendly atmosphere. The town is famous for its long pier, beautiful coastal walks, and delightful seafront cafes. With a selection of independent shops and eateries, Herne Bay offers a great balance of traditional seaside charm and modern conveniences, making it a perfect location for those seeking tranquillity by the sea.

Whitstable (5 miles) is a trendy, vibrant coastal town with a rich maritime heritage. Famous for its oysters, Whitstable is a foodie haven with excellent seafood restaurants and cafés. The town is known for its bohemian vibe, with art galleries, boutique shops, and colourful beach huts lining the pebbled shores. Whitstable's narrow streets are full of character, and its lively harbour provides a perfect spot to enjoy fresh seafood. It's a delightful mix of old-world charm and contemporary culture, making it a popular spot for visitors and residents alike.

Margate (12 miles) is a historic seaside town which has an arty vibe and home to the renowned Turner Contemporary gallery. Margate's sandy beaches and lively promenade attract both holidaymakers and locals, while the town's vintage shops, cool cafes, and quirky arcades add to its nostalgic charm. Margate also has a vibrant cultural scene, with festivals, music events, and a bustling nightlife.

Canterbury (8 miles) is a historic city located in the heart of Kent, renowned for its stunning architecture, rich cultural heritage, and vibrant atmosphere. Famous for the iconic Canterbury Cathedral, a UNESCO World Heritage Site, the city has long been a place of pilgrimage and spiritual significance. Its charming streets are lined with a blend of medieval buildings, cobbled lanes, and modern shops, creating a unique and picturesque setting. Canterbury is home to a thriving arts scene, with numerous galleries, theatres, and music venues, while its cafés and restaurants cater to a wide variety of tastes.



DESCRIPTION:

A homely 1930s semi-detached, three-bedroom residence with a south-facing garden, situated on the sought-after Western Avenue, close to the sea and train station, which offers direct links to London.

The property offers almost 1,100 sq. ft of well-configured accommodation, including an open-plan kitchen-dining area and three generously proportioned bedrooms, with a newly fitted bathroom.

Many enhancements have been made to the property, with the opportunity to make further improvements, such as the garden room attached to the main living area.

The façade features a characterful exterior with pale render, exposed beams, and leaded light, double-glazed windows. The door opens into a small porch, which in turn leads to a hallway with stairs to the first floor.

OUTSIDE:

To the right, there is a cosy sitting room with a tiled fireplace, offering the potential to add a wood-burning stove. At the rear of the property, there is a 19ft open-plan kitchen-diner.

The kitchen has an array of modern wall and floor units, which incorporate an oven, fridge-freezer, and sink with mixer tap. The space is finished with attractive tiles and wood-effect worktops, while the dining area has sliding doors leading to a small garden room.

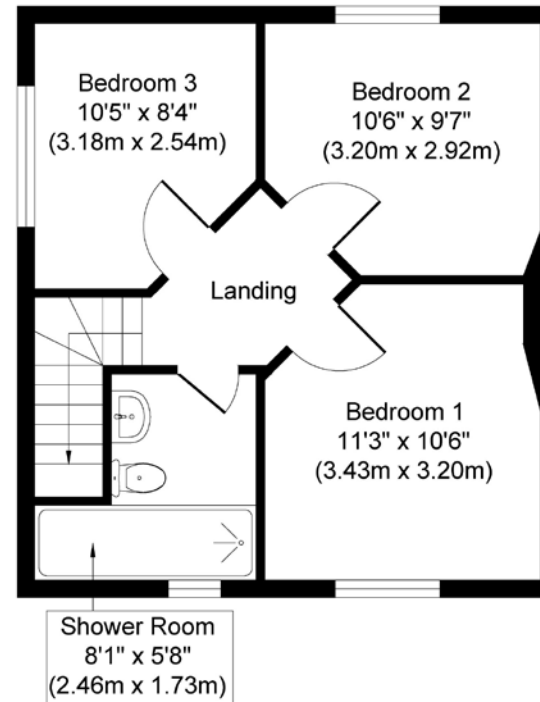
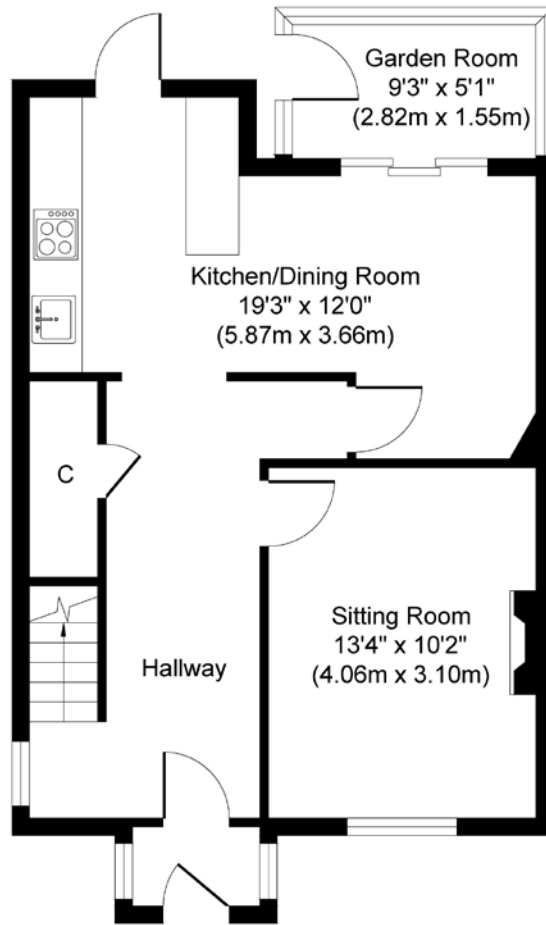
On the first floor, there are three generously proportioned bedrooms and a recently installed modern bathroom with a shower over the bath. The basin is set within a vanity unit, while the Crittall-effect shower screen and tiles finish the suite beautifully.

Western Avenue benefits from a south-facing garden, enjoying sunshine all day and allowing light to flood through the main living areas.

The garden is accessed via the garden room and kitchen area and is mainly laid to lawn, with a patio area running along the rear and down the side of the property.

The sea front is moments from the property, whilst there is plenty of open green spaces for walking and parks for children to play.

For those needing to commute to London, the train station is less than a ten minute walk and offers a high speed service into St Pancras in around an hour.



TOTAL FLOOR AREA: 970 sq. ft (90 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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