



Total area: approx. 124.0 sq. metres (1334.6 sq. feet)  
**6 The Broadway, Herne Bay**



6 The Broadway, HERNE BAY, Kent, CT6 8SR

£399,995 Freehold

Set in the prestigious location of The Broadway and therefore in ideal short walking distance to seafront, town centre and local amenities, we are delighted to bring this modern family home to the market. This luxury accommodation is set over three floors and comprises spacious contemporary kitchen/diner, downstairs cloakroom, three bedrooms with a striking en-suite shower room to the main plus the living room with a balcony enjoying panoramic sea views. With further features including off street parking and a low maintenance rear garden, it is the perfect home by the sea! The current owners have given the property a fresh and modern feel throughout, so any buyers can relax in knowing there are no home improvements needed.

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## Ground Floor

### Entrance Hall

Contemporary front entrance door, double glazed window to side, stair case to first floor.

### Kitchen/Diner

14' 8" x 12' 5" (4.47m x 3.78m) Impressive designer fitted kitchen comprising range of matching wall and base units, plus ceramic sink and drainer integral dishwasher, washing machine and fridge freezer. There is a central island with induction hob with internal storage drawer and shallow cutlery tray. Two integral eye level ovens and microwave. Combination boiler (installed 2022) concealed in unit, radiator, double glazed window to rear, door to rear leading to the garden.

### Cloakroom

Low level WC, pedestal wash hand basin.

### Bedroom

12' 8" x 8' 4" (3.86m x 2.54m) Currently used as a study by the current owners. Double glazed bay window to front, radiator.

## First Floor

### First Floor Landing

Double glazed window to side, stair case to second floor.

### Lounge

14' 9" x 12' 7" (4.50m x 3.84m) Two double glazed windows to rear, doors to rear leading to balcony with direct sea and coastal views, radiator.

### Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, heated towel rail.

### Bedroom

12' 10" x 13' 1" (3.91m x 3.99m) Double glazed window to front, radiator.

## Second Floor

### Second Floor Landing

### Primary Bedroom

14' 0" x 12' 8" (4.27m x 3.86m) Two velux windows to rear with stunning direct sea views, bespoke fitted wardrobes with hanging rails, drawers and sliding doors, radiator.

### En-suite Shower Room

8' 5" x 12' 4" (2.57m x 3.76m) Striking room with 'his and hers' wash hand basins, walk in double shower stall with mains fed shower unit, low level WC, heated towel rail, fully tiled walls. Cast iron column radiator and cast iron fittings, luxury vinyl flooring.

## Outside

### Rear Garden

Courtyard garden, including decking and paved area with gate and fenced surround, outside tap, security lighting, raised flowering borders. To the side is a large lean-to providing secure storage.

### Parking

To the rear of the property is parking for two vehicles accessed via the side.

### Council Tax Band D

### NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

### Front Garden

Pretty enclosed frontage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	76	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	