



NAEA Licensed Estate Agents

Herne Bay

Grand Drive, Herne Bay, Kent, CT6 8JP

£365,000



Kent Estate Agencies are excited to present this extended semi-detached family home to the market with buckets of further potential and a 90+ft rear garden.

The property has been in the current owners family for many years and has been lovingly updated but is still in need of some modernisation.



Property Information

Kent Estate Agencies are excited to present this extended semi-detached family home to the market with buckets of further potential and a 90+ft rear garden.

The property has been in the current owners family for many years and has been lovingly updated but is still in need of some modernisation.

The ground floor offers a spacious layout with an extended kitchen/dining space with access to the rear garden, breakfast room and sizable lounge. The first floor offers three bedrooms and the main family bathroom.

The rear garden is a fantastic space to enjoy with plenty of room to work with an improve.

The front of the property gives you a good size driveway for multiple vehicles. Call the exclusive sole agent Kent Estate Agencies today to book your viewing.

Location:

The property is situated just a few moments away from Western Esplanade in one direction and Sea Street in the other. Herne Bay is a popular coastal town benefitting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed Javelin service to London (St Pancras approximately 87mins). The property also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

Non Approved Property Details

Entrance Hall

Lounge 21' 76 x 12' 44 (8.34m x 4.78m)

Breakfast Room 11' 49 x 10' 21 (4.6m x 3.59m)

Kitchen/Diner 22' 26 x 10' 08 (7.37m x 3.26m)

Landing

Bedroom One 11' 67 x 7' 94 (5.06m x 4.53m)

Bedroom Two 12' 37 x 9' 05 (4.6m x 2.88m)

Bedroom Three 11' 03 x 9' 24 (3.43m x 3.36m)

Family Bathroom 7' 85 x 5' 72 (4.3m x 3.36m)

Rear Garden

Front Garden & Driveway



Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler and hot water radiators as indicated in these particulars.

Windows

The windows are UPVC double glazed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

Viewing

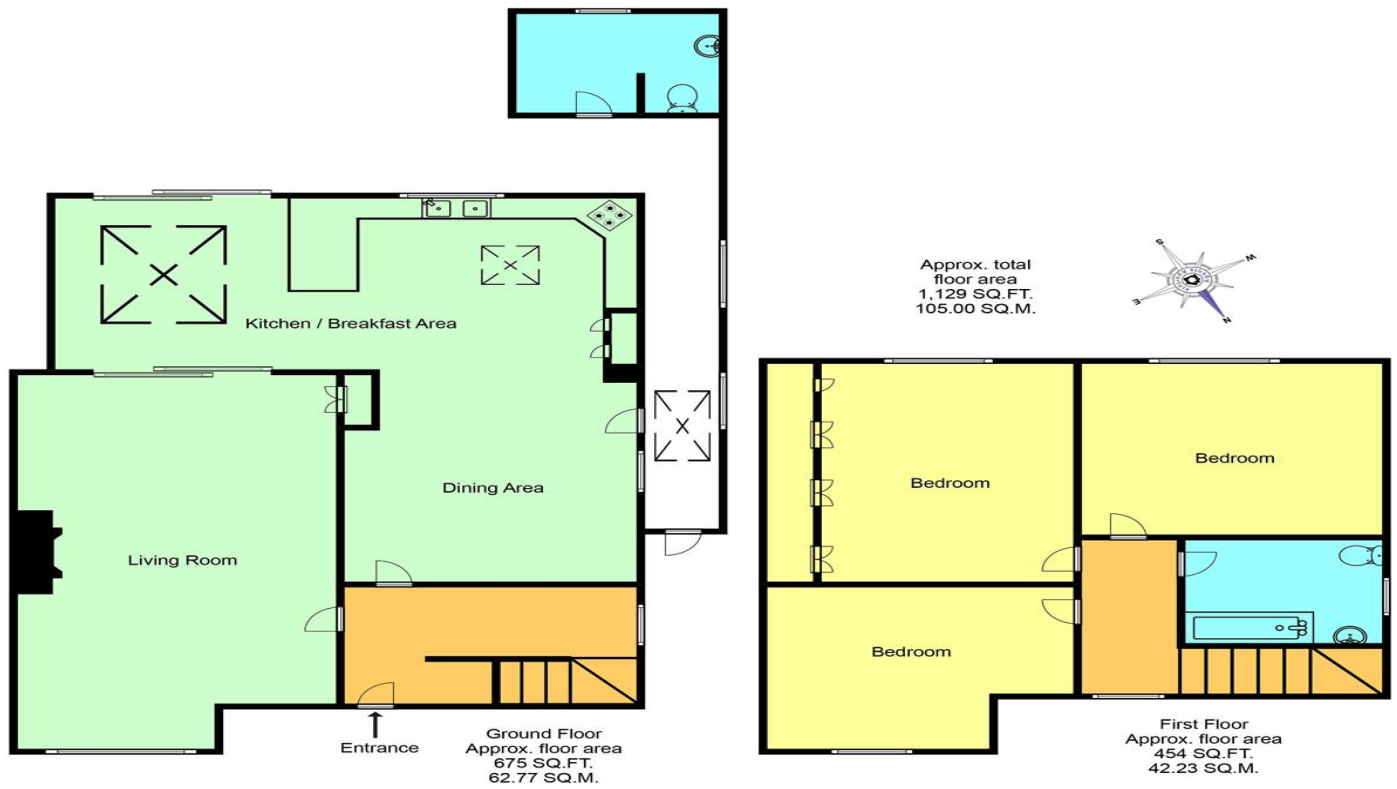
Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property. No person in the employment of Kent Estate Agencies has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. For a free valuation of your property contact the number on this brochure. Printed2025







Disclaimer
 This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture
 agentsaperture.co.uk

Energy performance certificate (EPC)

21 Grand Drive HERNE BAY CT6 8JP	Energy rating D	Valid until: 2 September 2035
		Certificate number: 0400-4225-0522-4501-3153

Property type	Semi-detached house
Total floor area	105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		