



NAEA Licensed Estate Agents

Herne Bay

Sanderling Road, Herne Bay, Kent, CT6 6HZ

£412,500



****WATCH OUR NARRATED VIDEO WALK-THROUGH TOUR****

NO FORWARD CHAIN... Kent Estate Agencies are excited to present this large family home to the market close to the ever popular village of Beltinge. Tucked away within a popular residential development this property offer a wonderful lifestyle option for those looking to be close to the seaside and the countryside.

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Property Information

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NO FORWARD CHAIN... Kent Estate Agencies are excited to present this large family home to the market close to the ever popular village of Beltinge. Tucked away within a popular residential development this property offer a wonderful lifestyle option for those looking to be close to the seaside and the countryside. This particular style of property is popular due to the generous bedrooms sizes, en-suites and bathrooms. The ground floor of the property presents a large kitchen/diner alongside a large lounge and a good size conservatory spanning the width of the property to the rear. There is a cloakroom and utility also found on the ground floor. The first floor presents two double bedrooms, one with en-suite and a family bathroom. The second floor presents a similar layout with two double bedrooms and a shower room.

The rear garden is a wonderful space to enjoy with a sunny aspect and access to the garage.

Off-road parking is present to the rear in front of the garage.

Call the exclusive sole agent Kent Estate Agencies today to book your viewing.

Approved Property Details

Hallway

Lounge 16' 3 x 10' 0 (4.96m x 3.05m)

Conservatory 17' 3 x 10' 6 (5.26m x 3.05m)

Kitchen/Diner 16' 3 x 9' 8 (4.96m x 2.95m)

Utility Room 6' 9 x 3' 10 (2.06m x 1.17m)

First Floor Landing

Bedroom One 16' 4 x 10' 0 (4.98m x 3.05m)

En-Suite To Bedroom One

Bedroom Two

Bathroom

Second Floor Landing

Bedroom Three 16' 3 x 10' 1 (4.96m x 3.08m)

Bedroom Four 10' 2 x 9' 8 (3.1m x 2.95m)

Shower Room

Rear Garden

Garage & 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 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 E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.



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.

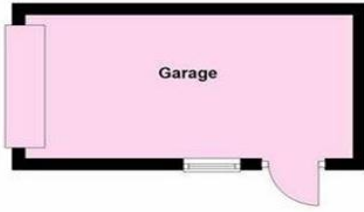
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with 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



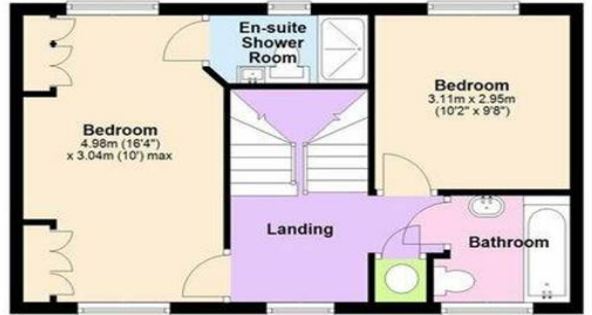




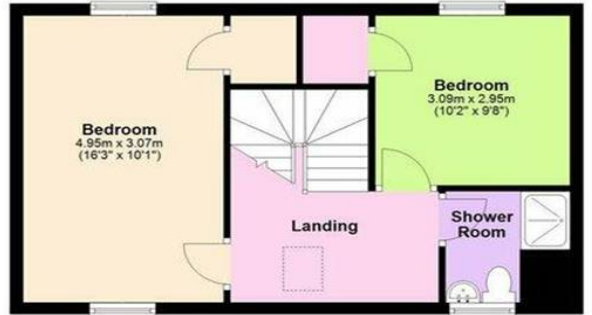
Ground Floor



First Floor



Second Floor



Energy performance certificate (EPC)

36, Sanderling Road HERNE BAY CT6 6HZ	Energy rating C	Valid until: 8 August 2034
		Certificate number: 0390-2098-4480-2704-0041

Property type	Detached house
Total floor area	125 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 C. It has the potential to be B.

[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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		