



**Price**  
**£675,000**

**Freehold**

2x  2x  1x 

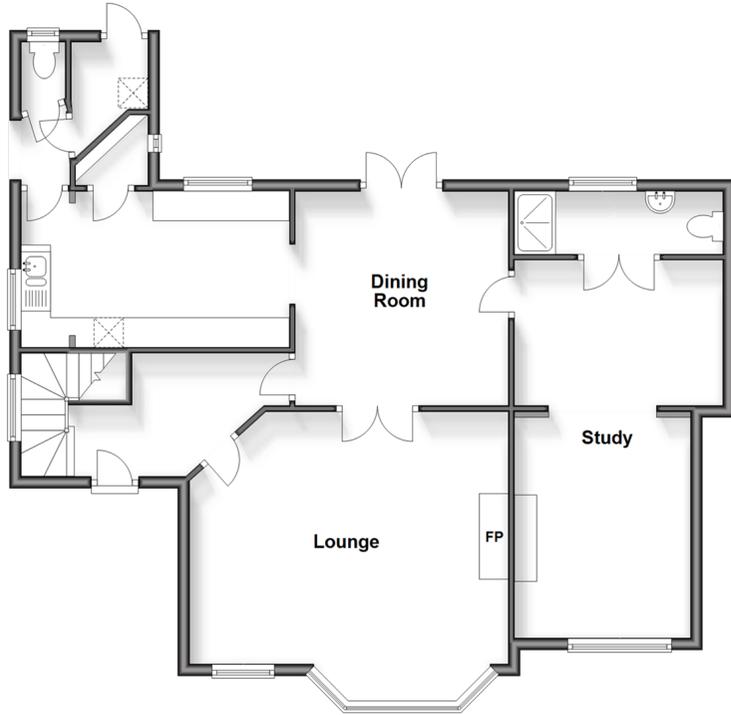
**Parsonage Road, Herne  
Bay, Kent, CT6**

**OVER 60?**

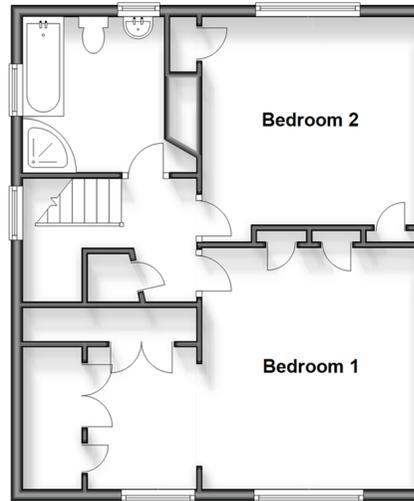
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

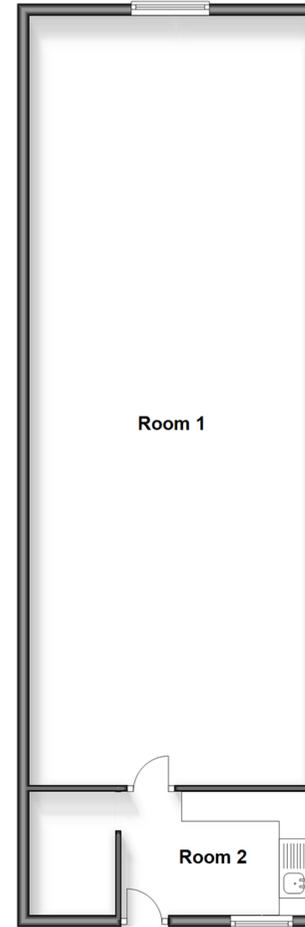
**Ground Floor**  
Approx. 88.7 sq. metres (954.3 sq. feet)



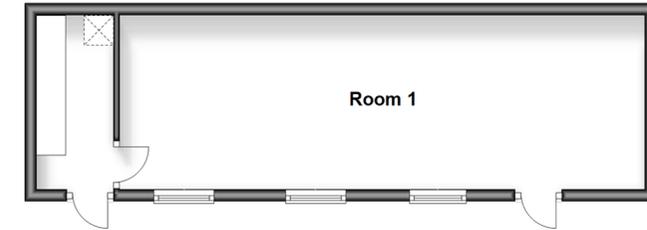
**First Floor**  
Approx. 53.5 sq. metres (575.5 sq. feet)



**Outbuilding 1**  
Approx. 72.4 sq. metres (779.7 sq. feet)



**Outbuilding 2**  
Approx. 30.5 sq. metres (328.4 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hallway  
Breakfast Area: 11'9 x 7'9 (3.58m x 2.36m)  
Kitchen: 15'0 x 8'7 (4.58m x 2.62m)  
Cloakroom  
Lounge: 17'9 x 17'2 (5.41m x 5.24m)  
Study: 12'2 x 11'0 (3.71m x 3.36m)  
Shower Room  
Dining Room: 11'9 x 11'8 (3.58m x 3.56m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'7 x 12'2 (4.45m x 3.71m)  
Dressing Area: 7'9 x 6'1 (2.36m x 1.86m)  
Bedroom 2: 11'9 x 11'5 (3.58m x 3.48m)  
Bathroom: 8'6 x 8'0 (2.59m x 2.44m)

### OUTBUILDING 1

Room 1  
Room 2

### OUTBUILDING 2

Room 1

### OUTSIDE

Driveway  
Front Garden  
Rear Garden



## Main features

- Beautifully presented linked detached home
- Vast potential, and stunning setting
- Versatile layout, wealth of parking
- Ground floor extension creating study or further bedroom
- Unadopted road, reducing traffic volume and speed



### Nearest Schools

Primary Schools: Herne Bay Junior School 0.6 miles, Herne C of E Junior School 1.2 miles, Reculver C of E Primary 1.7 miles

Secondary Schools: Herne Bay High School 1.8 miles, The



### Transport Information

Train Stations: Herne Bay 1.0 miles, Chestfield & Swalecliffe 3.4 miles, Whitstable 5.0 miles



### Address

Parsonage Road, Herne Bay, Kent, CT6



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Herne Bay Branch 01227 361226 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(60) POTENTIAL: B(31)

11238338/20240403/GS/GG