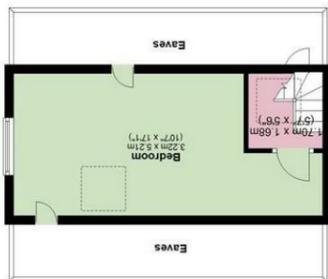
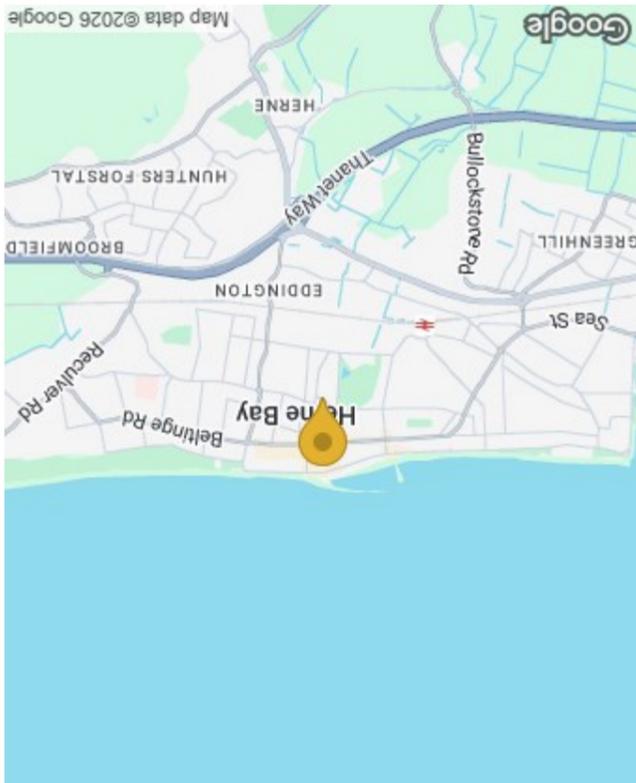




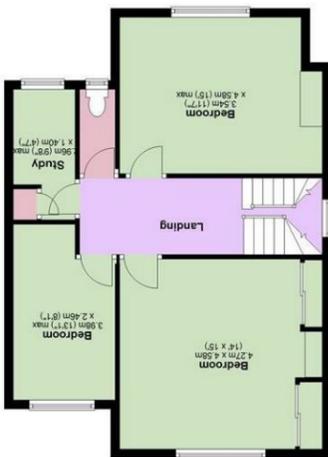
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO ₂ emissions	(A) (92 plus)
Energy efficient - lower CO ₂ emissions	(B) (81-91)
Decent energy efficiency - lower CO ₂ emissions	(C) (69-80)
Below average energy efficiency - higher CO ₂ emissions	(D) (55-68)
Average energy efficiency - higher CO ₂ emissions	(E) (39-54)
Below average energy efficiency - higher CO ₂ emissions	(F) (21-38)
Very poor energy efficiency - very high CO ₂ emissions	(G) (1-20)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A) (81-91)
Energy efficient - lower running costs	(B) (69-80)
Decent energy efficiency - lower running costs	(C) (55-68)
Below average energy efficiency - higher running costs	(D) (39-54)
Average energy efficiency - higher running costs	(E) (21-38)
Below average energy efficiency - higher running costs	(F) (1-20)
Very poor energy efficiency - very high running costs	(G) (1-20)



Second Floor
Approx. 23.0 sq. metres (247.7 sq. feet)

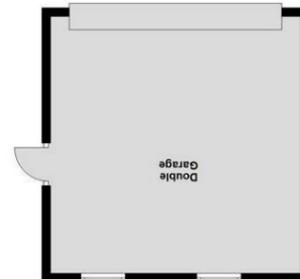


First Floor
Approx. 51.2 sq. metres (550.3 sq. feet)

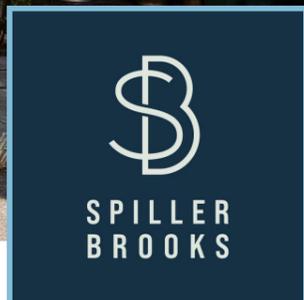
Total area: approx. 173.0 sq. metres (1861.7 sq. feet)



Ground Floor
Approx. 88.7 sq. metres (954.7 sq. feet)



19 Park Road
Herne Bay, CT6 5ST



Working for you and with you

19 Park Road Herne Bay, CT6 5ST

EXCITING REFURBISHMENT OPPORTUNITY - CHAIN FREE SALE

Occupying a generous plot of approximately 0.12 acres, this spacious detached house offers an exciting opportunity for buyers seeking a renovation project to create a bespoke family residence.

Ideally positioned just a short walk from the charming Herne Bay seafront, the property also benefits from close proximity to a well-regarded primary school, local shops, and excellent transport links — combining convenience with coastal living. With ample space and exceptional potential, this home is perfectly suited to those looking to put their own stamp on a property in a highly desirable location.

The accommodation includes a large entrance hall, sitting room to the front, reception room, kitchen/breakfast room, dining room and a ground floor bathroom. On the first floor are two good size double bedrooms, a single bedroom, study and separate WC which could potentially be combined to create a first floor bathroom. There are stairs to the top floor occupied by one large loft room/bedroom with eaves storage.

Externally, the property features a good size garden, double garage, additional single garage, and off-street parking for at least three vehicles — a rare and valuable asset in such a central location.

Now requiring a programme of refurbishment, this home provides a blank canvas for creative minds to reimagine the space according to personal taste and preference.

£450,000



ACCOMMODATION

Entrance Hall

12'5 x 7'7 (3.78m x 2.31m)

Reception Room

20'2 x 15' (6.15m x 4.57m)

Sitting Room

15' x 11'8 (4.57m x 3.56m)

Kitchen/Breakfast Room

15' x 10'9 (4.57m x 3.28m)

Dining Room

14'4 x 7'7 (4.37m x 2.31m)

Bathroom

10'10 x 7'7 (3.30m x 2.31m)

Landing

Bedroom 1

15' x 14' (4.57m x 4.27m)

Bedroom 2

15' x 11'7 (4.57m x 3.53m)

Bedroom 3

13'1 x 8'1 (3.99m x 2.46m)

Study

9'8 x 4'7 (2.95m x 1.40m)

WC

Second Floor Loft Room/Bedroom

17'1 x 10'7 (5.21m x 3.23m)

Tenure

This property is Freehold

Council Tax Band

Band D : £2,303.25 2025/26

We respectfully suggest that interested parties make their own enquiries

LOCATION & AMENITIES

Herne Bay is a charming seaside town on the north coast of Kent, known for its Victorian heritage, traditional seafront, and relaxed coastal lifestyle.

Located just a few miles from Canterbury, it features attractions like the historic Herne Bay Clock Tower, its once-grand pier now has a 'Retail Village', funfair/fairground-style attractions, food and drink outlets, and serves as a space for seaside leisure.

Within a short walk, at the end of Park Road, Herne Bay Memorial Park is a lovely green haven offering an ideal blend of natural beauty, recreational space, and community spirit. The park provides a serene escape from the bustle of daily life, making it a key lifestyle attraction for residents of all ages. Whether you're seeking active recreation or quiet relaxation, the park enhances the quality of life for all.

Herne Bay offers a range of educational facilities, including Herne Bay High School and Herne Bay Infant and Junior Schools. Further educational facilities are available in Canterbury.

Public transport links are nearby, Herne Bay station (approx 12 min walk - 0.5 miles) and local bus services, provide access to London, Canterbury and surrounding towns.

Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptions

There are no adaptations to this property.

Important Information

Please be aware the seller is not familiar with this property and is therefore not able to verify any property particulars or material information related to this property.

