



Main area: Approx. 70.0 sq. metres (754.0 sq. feet)
Plus outbuildings, approx. 14.4 sq. metres (155.4 sq. feet)
39 Churchill Avenue, Heme Bay



39 Churchill Avenue, Heme Bay, Kent, CT6 6SG

£299,995 Freehold

Situated in a peaceful, small cul-de-sac in Beltinge village, there is a cluster of shops, highly regarded primary school, cliff top walks and a regular bus service into coastal Heme Bay all close by. The house itself has a fitted kitchen-diner, lounge-diner that the current owners use a bedroom alongside a large conservatory/sitting room. Upstairs has two bedrooms and a family bathroom. Outside the south facing rear garden is mainly laid to lawn with a large timber summer house plus there is the added benefit of allocated parking.



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Ground Floor

Entrance Hall

Double glazed front door, storage cupboard, stairs to first floor.

Lounge/Bedroom One

Double glazed window to rear, radiator.

Kitchen/Diner

Modern fitted kitchen in grey, high gloss with comprising rolled edge worktops and metro wall tiles, inset sink unit with mixer taps, four burner gas hob, electric oven and extractor hood. Space for dishwasher and space and plumbing for washing machine, space for fridge/freezer, double glazed window to front.

Conservatory/Sitting Room

Double glazed all round, laminate flooring.

First Floor

First Floor Landing

Double glazed window to rear.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, radiator.

Outside

Rear Garden

Laid to lawn, fenced surround.

Timber Summer House

Currently used as a home office/studio.

Front Garden

Open plan frontage.

ALLOCATED PARKING TO THE REAR.

Council Tax Band B

NB

At the time of advertising, these are draft particulars awaiting approval from our seller.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	86
England, Scotland & Wales		EU Directive 2002/91/EC	