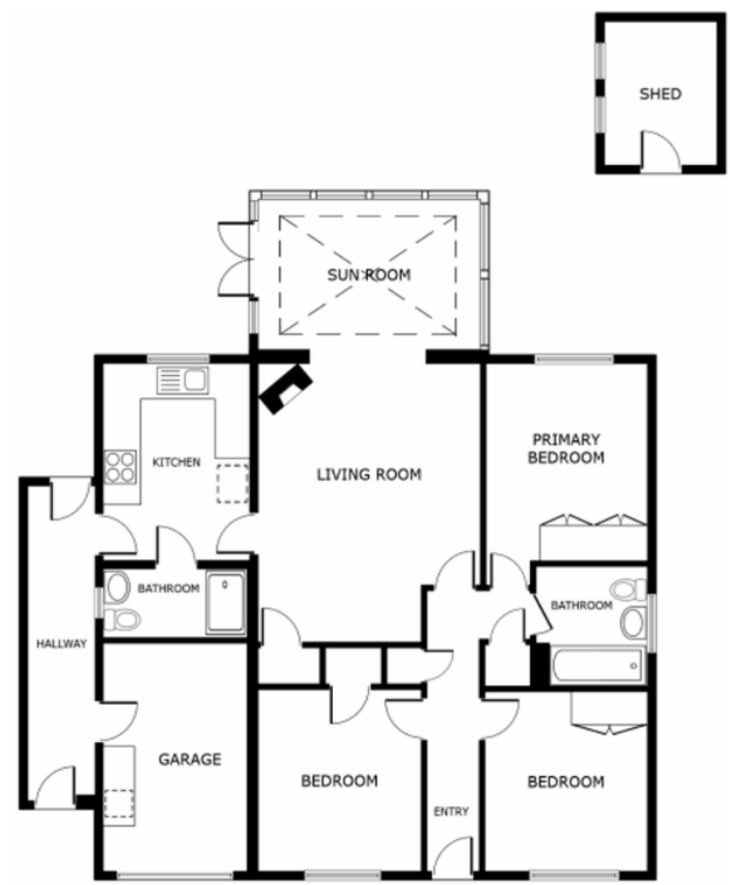




KE



Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

9 SUNBEAM AVENUE, HERNE BAY, KENT.
CT6 8AX

£485,000
Freehold

ABOUT THE PROPERTY

Located in the highly sought-after Sunbeam Avenue, on the private residential estate, Studd Hill, this stunning detached bungalow offers the perfect combination of comfort, style, and coastal living. With stunning coastal views from the veranda and walks literally on your doorstep, this property presents an incredible opportunity to indulge in the serenity and beauty of the seaside lifestyle. As you step inside, you will be greeted by a wide entrance hallway, three generously-sized double bedrooms and a family bathroom ensuring ample space for family or guests. The large lounge provides an ideal setting for relaxation and entertainment, while the adjacent sun room offers a tranquil space to unwind and soak in the natural light. There is a fitted kitchen that overlooks the garden with plenty storage and work surface space, a modern shower room and a side lean to offering further storage with access to the internal garage. Externally the secluded rear garden has partly laid lawn, a sunny raised seating area plus there's a workshop which offers the perfect space for hobbies, storage or a workspace. To complete the picture there is ample parking to the front offering space for several vehicles. Having only one owner since being built in 2000 this property is in neat condition throughout and we urge any prospective purchasers to book an internal viewing today!

FEATURES

- **Detached Charming Looking Bungalow**
- **Veranda with Sea Views**
- **Only One Owner Since Built**
- **On a Private Residential Estate**
- **Secluded And Sunny Garden**

Ground Floor

Entrance Hallway

Entrance door to front, radiator, two large cupboards, loft hatch.

Bedroom Two

9' 11" x 10' 10" (3.02m x 3.30m)

Double glazed window to front, radiator, built in cupboard.

Bedroom Three

13' 5" x 9' 10" (4.09m x 3.00m)

Double glazed window to front, radiator.

Bedroom One

10' 9" x 9' 10" (3.28m x 3.00m)

Double glazed window to rear, radiator, built in cupboards.

Bathroom

Panelled bath, low level WC, wash hand basin set in vanity unit, radiator, partially tiled walls, double glazed frosted window to side.

Lounge

13' 7" x 13' 5" (4.14m x 4.09m)

Log burner, television point, storage cupboard, opening to:

Sun Room

Double glazed surround, double glazed doors to side leading to the garden, radiator.

Kitchen

11' 11" x 8' 8" (3.63m x 2.64m) Matching wall and base units with complementary work surfaces over, stainless steel sink and drainer unit, four gas burner hob with extractor canopy over, oven, space for fridge freezer, double glazed window to rear.

Shower Room

Shower, low level WC, wash hand basin set in vanity unit, heated towel rail, partially tiled walls, double glazed frosted window to side.

Lean To

Providing storage space with access to the front and rear garden plus the garage.

Outside

Front Garden

Block paved driveway providing off road parking for several vehicles, raised veranda.

Rear Garden

Partly laid to lawn, raised decking area, mature trees and shrubs, flowering borders.

Integral Garage

Power and light.

COUNCIL TAX BAND D

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

