



Total floor area 100.8 m² (1,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



56-58 Bentley Avenue, Herne Bay, Kent, CT6 8EA

£325,000 Freehold

Located on the Western side of Herne Bay in the popular private seaside estate of Studd Hill, this four bedroom detached bungalow which is located only a few short moments away from the seafront. Internally the home is accessed via porch area that leads into open plan spacious lounge with a light and airy dining room/kitchen looking out to the rear garden. There are four bedrooms and a family bathroom. Externally the rear garden is patioed being low maintenance plus there is a driveway to front with plenty space for several vehicles. The property has previously had planning permission granted for further development with a range of possibilities - Planning Application Reference: CA/23/00156 | (30/01/2023).



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GROUND FLOOR

Entrance Porch

Double glazed entrance door with front and side aspect double glazed windows, radiator, tiled flooring.

Lounge-Diner

Double glazed window to side, radiator, feature recessed exposed brick fireplace with a decorative surround, wood flooring.

Kitchen

Fitted with a range of modern wall and base units with complementary work surfaces and splash backs above, inset one and a half stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and dishwasher, space for a cooker, wall mounted boiler, radiator, tiled flooring.

Bedroom One

Double glazed window to side, radiator, carpet, ceiling spotlights, door to storage space with double glazed window to front and side.

Bedroom Two

Double glazed windows to side, radiator, carpet.

Bedroom Three

Double glazed window to side, radiator, wood laminate flooring.

Bedroom Four

Double window to front, radiator, wood laminate flooring.

Bathroom

Modern suite comprising low level WC, wash hand basin set into a vanity unit, panelled bath with a shower attachment.

OUTSIDE

Rear Garden

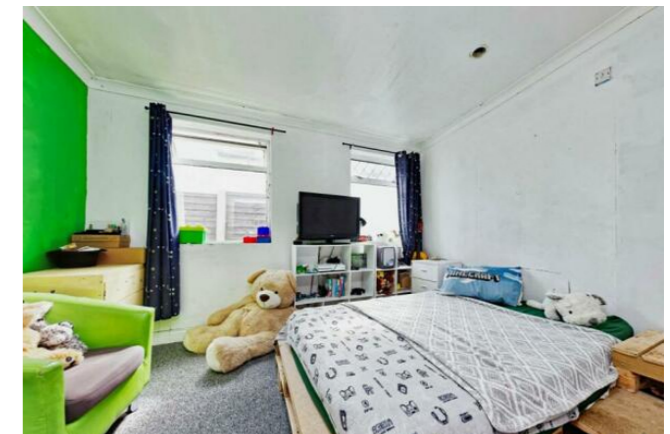
Low-maintenance stone paved patio garden enclosed with wooden fencing.

Front Garden

Large driveway providing ample off-road parking, small attached wooden garage/store.

COUNCIL TAX BAND C

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



| 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 | 53 | 71 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |