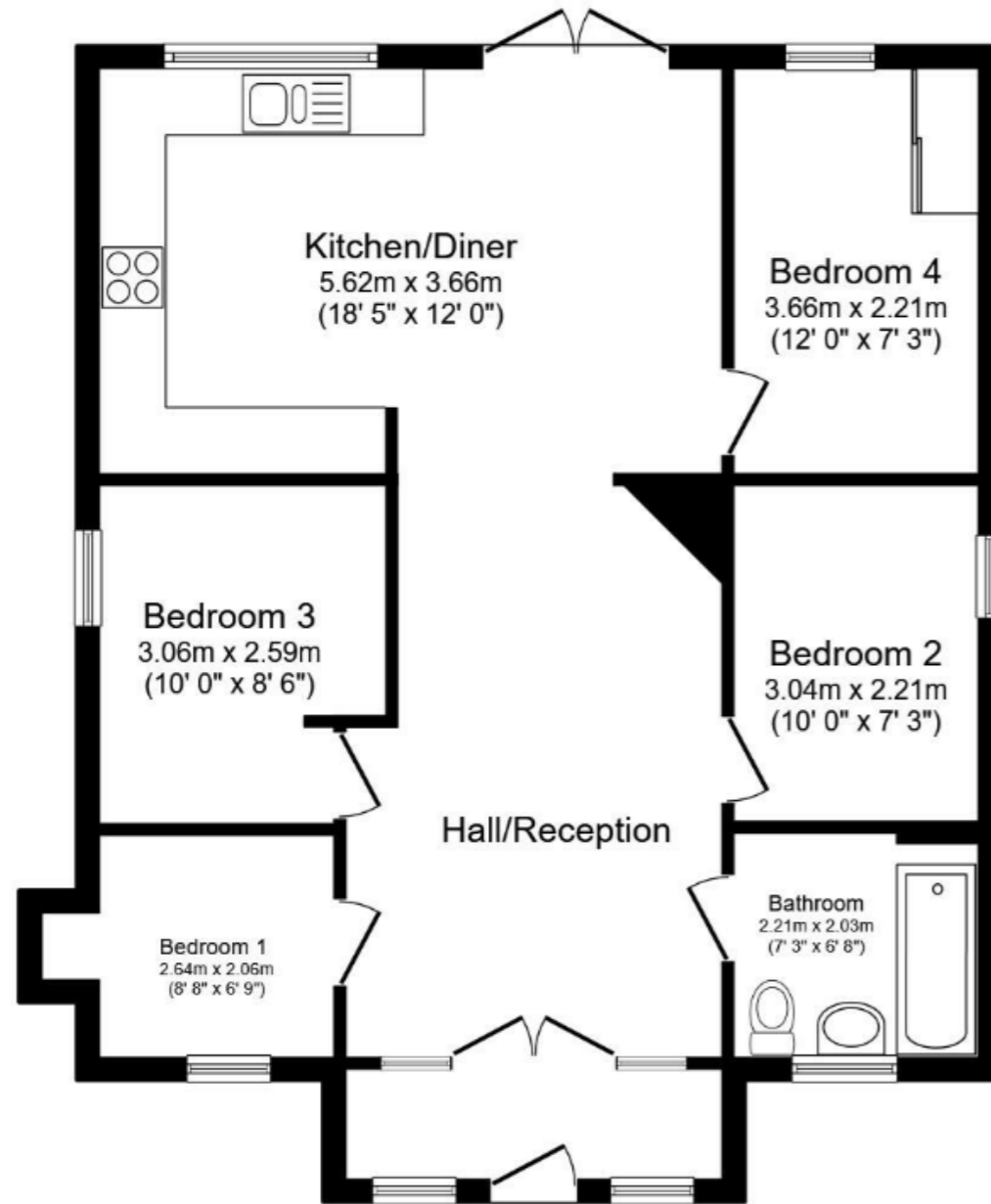




# Kimber Estates



28 Alvis Avenue, Heme Bay, Kent, CT6 8AR

£310,000 Freehold

Located on the Western side of Heme Bay in the popular private seaside estate of Studd Hill, this four bedroom detached bungalow offers the best of both worlds with beautiful countryside views and is 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 fitted kitchen looking out to the beautiful rear garden and fields by extension. There are four bedrooms and a family bathroom. Externally the rear garden is almost directly south facing meaning that it benefits from sunlight all day long, and with fields to the back of you it makes for a rarely found private secluded garden plus with there is a driveway to front with plenty space for several vehicles. This bungalow is for someone looking for a quieter way of life or it would make a perfect holiday retreat. Please take the time and trouble to view this delightful property and we feel sure you will be as impressed as we were.



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## Ground Floor

### Entrance Porch

Double glazed front entrance door, two double glazed windows to front, door to:

### Reception Room

Feature fireplace, radiator.

### Bedroom One

Double glazed window to front.

### Bedroom Two

Double glazed window to side.

### Bedroom Three

Double glazed window to side.

### Bedroom Four

Double glazed window to rear.

### Kitchen/Diner

Matching wall and base units, stainless steel sink and drainer unit, four gas burner hob, electric oven, radiator, double glazed window to rear, double glazed doors to rear leading to the garden.

## Bathroom

P shaped bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, double glazed frosted window to front.

## Outside

### Rear Garden

Mainly laid to lawn, mature shrubs, decking area.

### Front Garden

Open plan frontage, driveway providing off road parking.

## Council Tax Band A

### 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	57	
(21-38)	F		
(1-20)	G		78
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	