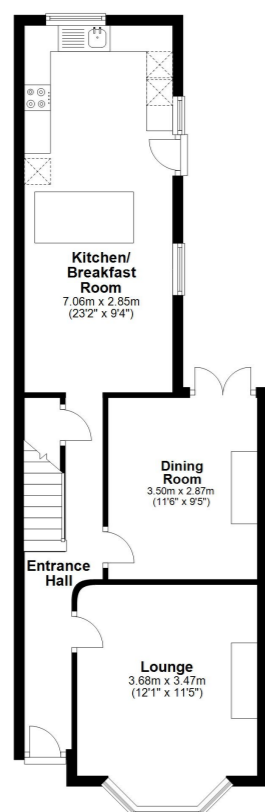
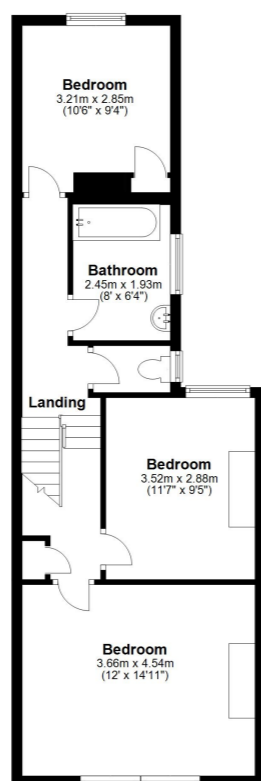




Ground Floor



First Floor



111 Pier Avenue, Herne Bay



111 Pier Avenue, Herne Bay, Kent, CT6 8TR

## Offers in Excess of £300,000 Freehold

Nestled in the heart of Herne Bay is this three bedroom end of terrace house. This property offers a fantastic opportunity to create your dream home in prime central location, just a stone's throw away from local amenities and the picturesque seafront. Upon entering the property, you'll find a cozy lounge to the front plus a separate dining room offering an ideal space for hosting family gatherings. Towards the rear of the house is an open plan kitchen/breakfast room. Upstairs are three generously sized bedrooms, a family bathroom and separate WC offering both convenience and functionality. Outside you have a low maintenance garden perfect for summer barbeques. Its close proximity to the seafront allows for leisurely strolls along the beach, taking in the stunning views and ambiance. Herne Bay town also offers a variety of shops and array of boutique restaurants. The railway station with high speed links to London is within half a mile and there is a nearby regular bus service into The Cathedral City of Canterbury.





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## Ground Floor

### Entrance Hall

Front entrance door, stair case to first floor, cupboard under stairs.

### Lounge

12' 1" x 11' 5" (3.68m x 3.48m) Bay window to front, feature fireplace.

### Dining Room

11' 6" x 9' 5" (3.51m x 2.87m) Double glazed doors to rear leading to the garden.

### Kitchen/Breakfast Room

23' 2" x 9' 4" (7.06m x 2.84m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, breakfast bar, cooker, space for washing machine, space for tumble dryer, space for dishwasher, boiler, space for fridge freezer, radiator, window to rear and side, double glazed window to side, door to side leading to the garden.

## First Floor

### Split Level Landing

Storage cupboard.

### Bedroom One

12' 0" x 14' 11" (3.66m x 4.55m) Original sash window to front, radiator.

### Bedroom Two

11' 7" x 9' 5" (3.53m x 2.87m) Double glazed window to rear, radiator, feature fireplace.

### Bedroom Three

10' 6" x 9' 4" (3.20m x 2.84m) Double glazed window to rear, radiator, feature fireplace.

### Bathroom

8' 0" x 6' 4" (2.44m x 1.93m) Panelled bath with shower over, wash hand basin, partially tiled walls, double glazed frosted window to side.

### Cloakroom

Frosted window to side, low level WC.

## Outside

### Rear Garden

Enclosed courtyard garden, paved patio.

### Front Garden

Enclosed frontage.

## 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			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	