



41-43 Beacon Road, Herne Bay, Kent, CT6 6DJ

£450,000 Freehold

This detached bungalow actually occupies a double plot and is located in a fantastic location being just a stroll away from the beach, town centre and all of Herne Bay's local amenities including the highly desirable Herne Bay High School. With rooms of elegant proportions, the accommodation comprises a spacious reception hall, three double bedrooms, fitted kitchen, beautiful, modern bathroom with separate cloakroom, a lounge-diner with doors leading to the garden. The sizeable, sunny rear garden has a raised decking area with fitted hot tub, a formal lawn and a large workshop to the rear. There is a newly laid resin driveway provides off road parking for several vehicles. We are advised by our sellers that there is currently an application submitted for planning permission to create a first floor extension which would provide a further two double bedrooms and a second bathroom with eaves storage.

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Ground Floor

Entrance Porch

Newly fitted front entrance door.

Reception Hall

Radiator in decorative cover, loft hatch, built in shelved cupboards, radiator.

Bedroom One

Double glazed bay window to front, radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to side, radiator.

Bathroom

Newly fitted suite, panelled white bath with fitted shower, Victorian style mixer taps, ceramic vessel top wash hand basin vanity unit, column style radiator, part tiled wall, decorative tiled floor, double glazed window to side.

Cloakroom

Low level WC, double glazed window to side, tiled floor.

Kitchen

Range of fitted kitchen units, inset one and a half sink unit with mixer taps, space for washing machine and dishwasher, tiled floor, AGA style cooker, extractor hood, double glazed window to rear.

Lounge

Double glazed windows to side and rear, double glazed door to rear leading to garden, radiator in decorative cover, log burner.

Outside

Rear Garden

20m x 14.5m Sunny garden with raised timber decking, access from the rear of the house, hot tub included in sale, laid to lawn, large timber workshop with power and light 5.4m x 5.4m.

Driveway

With plenty of space for several vehicles.

Council Tax Band D

NB

At the time of advertising, these are draft particulars awaiting approval from 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	80
England, Scotland & Wales		EU Directive 2002/91/EC	