

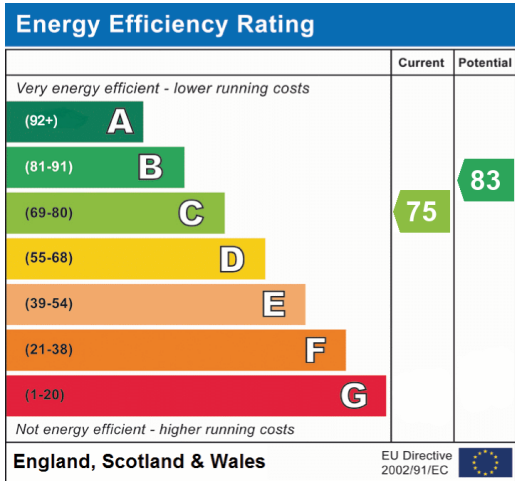
29A AVENUE ROAD HERNE BAY, KENT. CT6 8TB

£500,000
Freehold

ABOUT THE PROPERTY

A fantastic opportunity to purchase a individually designed family home within strolling distance of the beach and sea front. This property sits on a prominent plot, and offers many features including air re-circulation vents, a central media hub which controls internet, and sky to most rooms in the house. Arranged over three floors, the downstairs has three double bedrooms, a bathroom, utility room and a very useful wet room for when you come in from the beach. The main living space is on the first floor taking full advantage of the sea views to the front. There is also a large kitchen and dining area along with another cloakroom. The master suite occupies the whole of the top floor and has stunning sea views, a dressing area and an en-suite shower room. The garden is low maintenance and there is a garage and a parking space. Offered to the market with no onward chain, this unique home is well worth an internal viewing to appreciate the space.

- FEATURES
- Built Around an Eco Concept
 - No Chain
 - Sea View
 - Master suite with Dressing area and En-suite
 - Central Location Close to Herne Bay Town and Sea Front
 - Garage and Parking



GROUND FLOOR

Entrance Hallway
Security Panel, coved ceiling, spot lights, storage cupboard housing Sadia Mega Flow Hot water system with Worcester compact boiler supplying hot water and central heating, thermostatic controls for hot water and heating

Bedroom Two
Double glazed windows to front and side, radiator, televising point, air recirculation vent.

Bedroom Three
Double glazed windows to front and side, radiator, television point, air recirculation point.

Bedroom Four
Double glazed windows to front and side, radiator, television point, air recirculation point.

Bathroom
Panelled bath, low level WC, wash hand basin, heated towel rial, part tiled walls, air recirculation vent, part tiled walls, double glazed window to rear.

Wet Room
Fitted shower, heated towel rail, air recirculation vent, double glazed window to front.

Utility Room
Double glazed window to rear and door leading to the garden, single drainer sink unit, radiator, space for washing machine, tiled splash backs and tiled floor.

First Floor.

First Floor Landing
Built in cupboard housing heat recovery system and media hub. Double glazed window to side.

Lounge
Beautiful room offering sea views to the front from a double glazed window. Further double glazed window to side, two radiators, television and telephone point, air circulation point, double doors leading to the kitchen-diner with an open plan arrangement to:



Dining Room
Double glazed windows to front with sea views, television and telephone points, two radiators.

Cloakroom
Low level WC, wash hand basin, air re-circulation vent, double glazed window to side

Kitchen-Diner
Fitted in a range of kitchen units. Inset one and a half bowl sink unit with mixer taps, fitted eye level double oven and grill, four burner gas hob with extractor hood. Integrated fridge, freezer and dishwasher, television point, two double glazed windows to side, air re-circulation vents

Second Floor

Bedroom
Double glazed window to front with sea views, television point, two built in wardrobes, two radiators and access to eves storage, air recirculation points

En-suite Shower Room
Low level WC, double shower stall, wash hand basin access to eaves storage, air re-circulation vent.

Outside

Gardens
There is a low maintenance, south facing rear garden with decking and patio area, shingled area, rear access to garage.

Area of enclosed frontage.

Garage
With up and over door.

