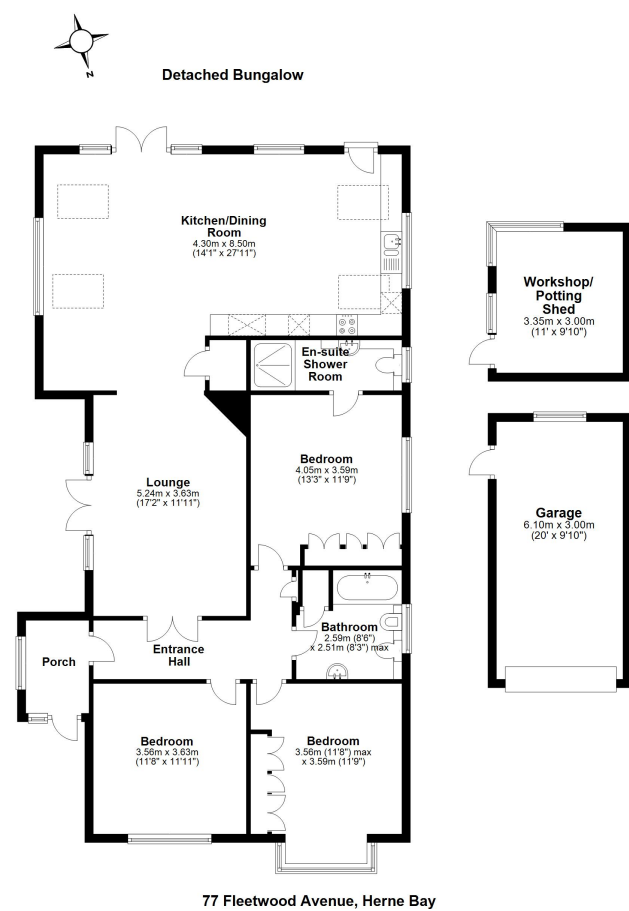




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77 FLEETWOOD AVENUE, HERNE BAY, KENT  
. CT6 8QS

Offers in Excess of  
£550,000  
Freehold

## ABOUT THE PROPERTY

This striking property occupies an incredible plot and sits within comfortable strolling distance of pretty much everything you could need. Herne Bay is a compact and charming British seaside town with a classic tick list of attractions. There's a traditional pier complete with amusements for kids, a long row of colourful beach huts, an old bandstand previously used for military band concerts and tea dances, a pretty clock tower and a plethora of fish and chip shops and ice cream parlours. It's ideal for families looking for a safe place to relax on the beach, and it's within easy reach of London for anyone looking for a convenient escape from the city. It's also a creative town, with a passion for art, culture and music. This particular residence offers spacious living accommodation with an impressive kitchen-diner-family room right across the back alongside a further lounge, three bedrooms with the primary enjoying en-suite facilities and the main bathroom. Externally there is parking for several vehicles/boat/motorhome and is being offered on a CHAIN Free basis. A truly exciting opportunity to acquire a unique bungalow in a great location.

## FEATURES

- Incredible Kitchen-Diner Family Room
- Really Close To Shops, Railway Station And The Beach
- Scope And Potential
- Impressive Living Space
- Chain Free Sale
- Double Plot With Ample Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Porch

Front entrance door, double glazed window to side, door to:

### Reception Hall

Spacious hall with radiator.

### Bedroom Three

11' 8" x 11' 11" (3.56m x 3.63m) Double glazed window to front, radiator, air conditioning unit.

### Bedroom Two

11' 8" x 11' 9" (3.56m x 3.58m) Double glazed bay window to front, fitted wardrobes, air conditioning unit, radiator.

### Bathroom

8' 6" x 8' 3" (2.59m x 2.51m) Panelled bath with shower over, wash hand basin set in vanity unit, low level WC and bidet set in vanity unit, fully tiled walls, tiled flooring, double glazed frosted window to side.

### Bedroom One

13' 3" x 11' 9" (4.04m x 3.58m) Double glazed window to side, built in wardrobes, radiator, air conditioning unit, door to:

### En-Suite Shower Room

Shower, low level WC and wash hand basin set in vanity unit, partially tiled walls, tiled flooring.

### Lounge

17' 2" x 11' 11" (5.23m x 3.63m) Double glazed doors to side leading to the garden, double glazed window to side, radiator, opening to:

## Kitchen/Dining Room/Family room

14' 1" x 27' 11" (4.29m x 8.51m) An incredible room with matching wall and base units with complementary work surfaces over, tiled splash backs, one and a half bowl sink and drainer unit, four gas burner hob with extractor canopy over, oven, space for microwave, space for fridge and freezer, tiled flooring, two air conditioning units (one low level and one high level), heater, four Velux windows, double glazed windows to side and rear, double glazed doors to rear leading to the garden.

## Outside

### Detached Garage

20' 0" x 9' 10" (6.10m x 3.00m) Up and over door to front, double glazed door to side, window to rear.

### Workshop/Potting Shed

11' 0" x 9' 10" (3.35m x 3.00m) Door to side, window to side and rear.

### Rear Garden

Wrap around rear garden, paved patio, mature trees and shrubs, flowering borders, pergola, outside tap.

### Front Garden

Extensive frontage, block paved driveway providing off road parking for several vehicles.

## Council Tax Band C

## NB

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

