

# KE



15 Alvis Avenue, Herne Bay, CT6 8AR

£279,995

- Chain Free Sale
- Close To The Sea
- Regular Bus Links Into Herne Bay And Whitstable
- Scope To Develop Subject To Necessary Planning Consents
- Great Footprint To Work With
- Off Road Parking

# 15 Alvis Avenue, Herne Bay CT6 8AR

Located in Alvis Avenue, in the charming coastal town of Herne Bay, this delightful two-bedroom bungalow presents an excellent opportunity for those seeking a home by the sea. This chain-free property is currently vacant, allowing for a swift and uncomplicated move.

Upon entering, you will find a good size lounge and fairly spacious kitchen diner at the rear of the property. With a little imagination, there is significant scope to enhance and personalise the space to suit your tastes.

The bungalow comprises three well-proportioned bedrooms and a shower room plus a useful side workshop.

One of the key advantages of this property is its proximity to the sea, allowing for leisurely strolls along the beach and the enjoyment of coastal living. Additionally, the property benefits from parking space for two vehicles, a valuable asset in this desirable area.

This bungalow is a fantastic opportunity for anyone looking to create their dream home in a picturesque location. With its potential for improvement and its enviable location, this property is not to be missed.



Council Tax Band: B



## **GROUND FLOOR**

**Porch**

**Lounge**

15'4 x 14

**Kitchen/Diner**

13'1 x 12'2

**Bedroom 1**

13'1 x 11'10

**Bedroom 2**

9' x 9'

**Bedroom 3**

9'9 x 9

**Shower Room**

7' x 5'2

## **OUTSIDE**

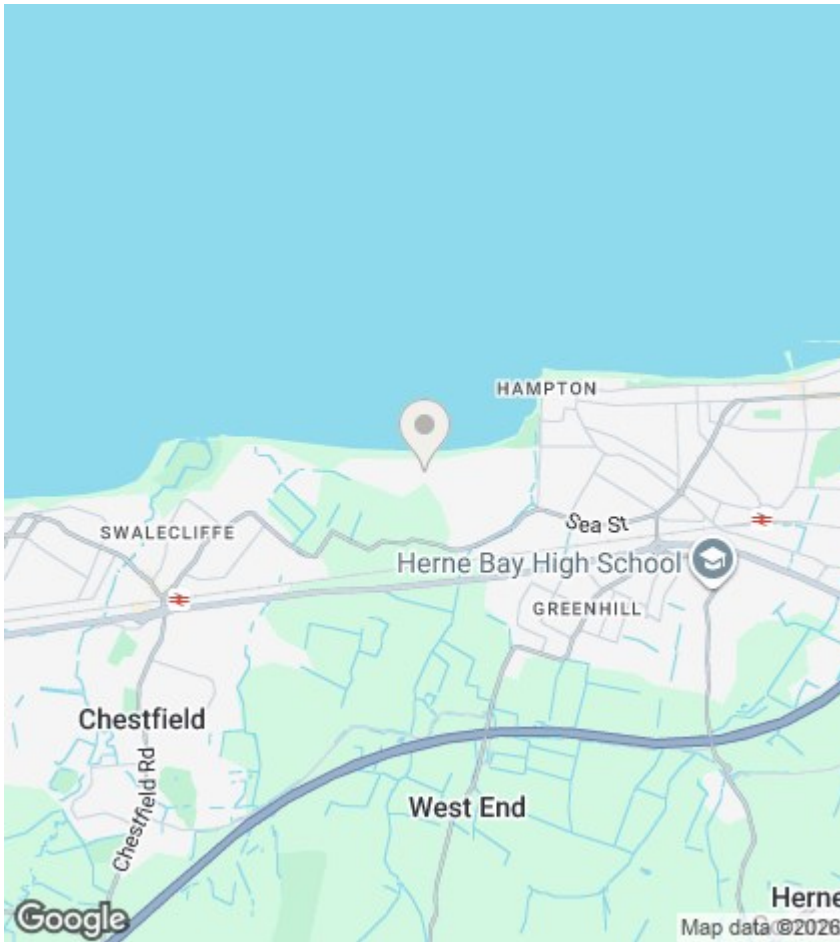
**Workshop**

**Driveway**

**Garden**

## **COUNCIL TAX BAND B**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

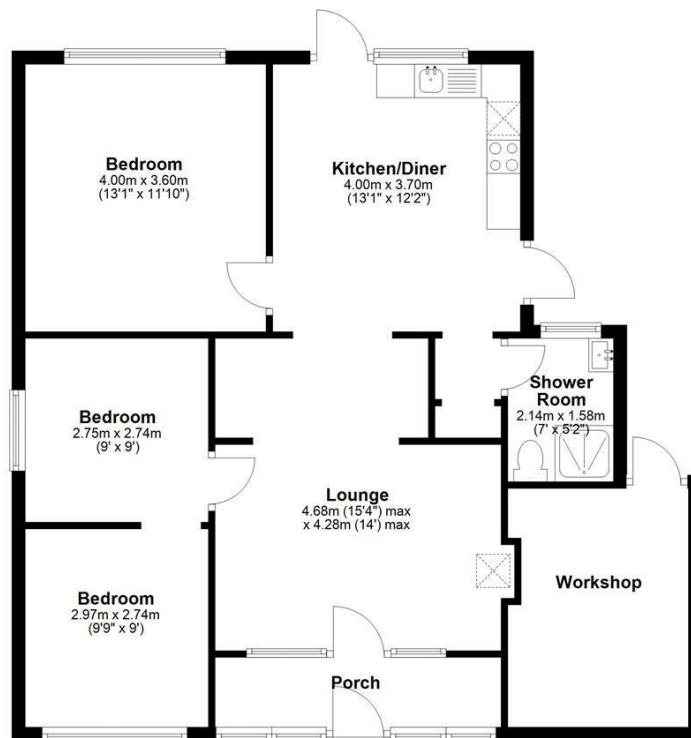
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Main area: approx. 75.3 sq. metres (810.8 sq. feet)  
 Plus workshop, approx. 9.6 sq. metres (103.8 sq. feet)



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