

KE



26 Central Avenue, Herne Bay, CT6 8RX

£325,000

- Two Bed Detached Bungalow
- Short Walk To The Beach
- Close To Town & Local Amenities
- CHAIN FREE
- Two Reception Rooms

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Located on Central Avenue in the charming coastal town of Herne Bay, this two-bedroom detached bungalow offers a wonderful opportunity for those seeking a home with potential.

Inside, you will find two inviting reception rooms, perfect for entertaining or simply relaxing with family. The layout is both practical and comfortable, making it an ideal choice for couples, or retirees looking to downsize.

While the bungalow is currently dated, it presents a fantastic opportunity for a small renovation to truly make it your own. With a little imagination and effort, you can transform this space into a modern haven that reflects your personal style.

The location is particularly appealing, as it is conveniently close to the town centre and the picturesque seafront. Enjoy leisurely strolls along the beach, or take advantage of the local shops, cafes, and amenities that Herne Bay has to offer.

This offers a chance to create a home in a vibrant community by the sea. Whether you are looking for a project or a peaceful retreat, this bungalow is well worth considering.



Council Tax Band: C



Porch

Sitting Room

12'5 x 12'

Bedroom One

9' x 10'8

Hallway

Dining Area

8'5 x 8'5

Lounge

12' x 7'8

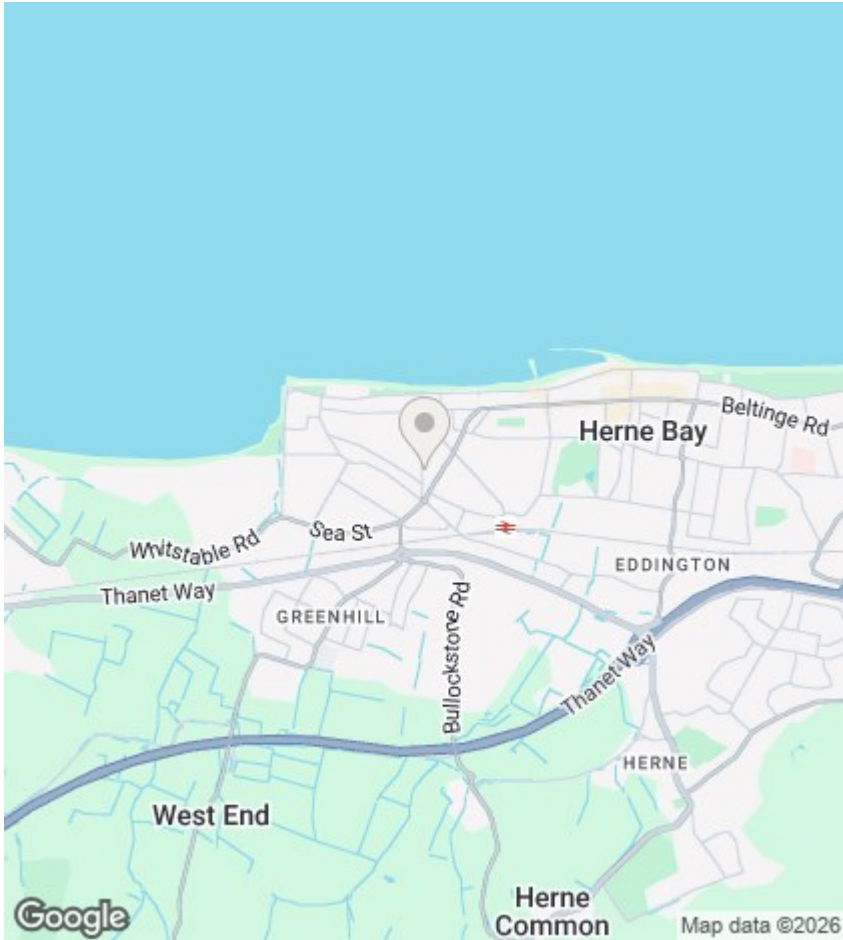
Bathroom

Bedroom Two

6'5 x 10'5

Kitchen

8'7 x 13'11



Viewings

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

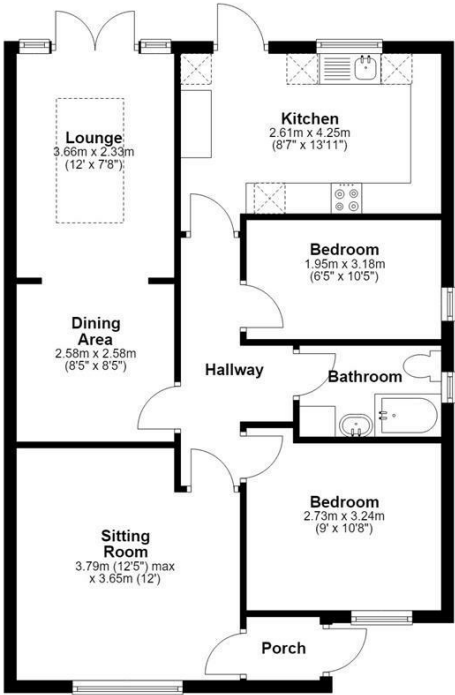
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



Total area: approx. 67.7 sq. metres (728.6 sq. feet)