

# KE



6a Austin Avenue, Herne Bay, CT6 8BE

£375,000

- New build 3 bedroomed chalet house
- Spacious living accommodation
- 10 year warranty
- Sea views from front elevation
- En suite to master bedroom

# 6a Austin Avenue, Herne Bay CT6 8BE

Located in Austin Avenue, Studd Hill, this delightful three-bedroom semi-detached new build family home offers a perfect blend of modern living and coastal charm. With stunning sea views from the front and rear of the property, you can enjoy the beauty of the coastline right from your doorstep.

This home boasts a spacious living accommodation, ideal for family life and entertaining guests with air source heat pumps and underfloor heating to the ground floor. The master bedroom features an en suite, providing a private sanctuary for relaxation. The remaining bedrooms are well-proportioned, ensuring comfort for all family members.

Situated in a desirable location, this property is just a stone's throw away from the seafront, allowing for leisurely strolls along the beach and the enjoyment of the fresh sea air. The quiet surroundings make it an ideal retreat from the hustle and bustle of everyday life.

Additionally, the property comes with a 10-year warranty, offering peace of mind for your investment. This new build is perfect for those seeking a contemporary home in a tranquil setting, making it an excellent choice for families or anyone looking to embrace the coastal lifestyle. Don't miss the opportunity to make this lovely house your new home.



Council Tax Band:



### **Lounge/diner**

23'5' x 14'8'

Front door, stairs to first floor, cupboard understairs,  
Bi fold doors to rear garden,

### **Cloakroom**

Low flush WC, wash hand basin

### **Kitchen/diner**

14'3' x 10'9'

Double glazed window to front, sink and drainer with  
selection of matching wall and base units, integral  
dishwasher, electric oven, microwave, electric hob  
with extractor hood over, space for washing machine,  
integrated fridge/freezer, cupboard housing water  
cylinder

### **Landing**

#### **Bedroom 1**

12'1' x 10'8'

Double glazed window to front offering sea views,

#### **En suite**

Low flush wc, wash hand basin, separate shower  
cubicle.

#### **Bedroom 2**

13'8' x 9'1'

Double glazed window to front

#### **Bedroom 3**

10'6' x 8'6'

Double glazed window to rear with sea views

### **Bathroom**

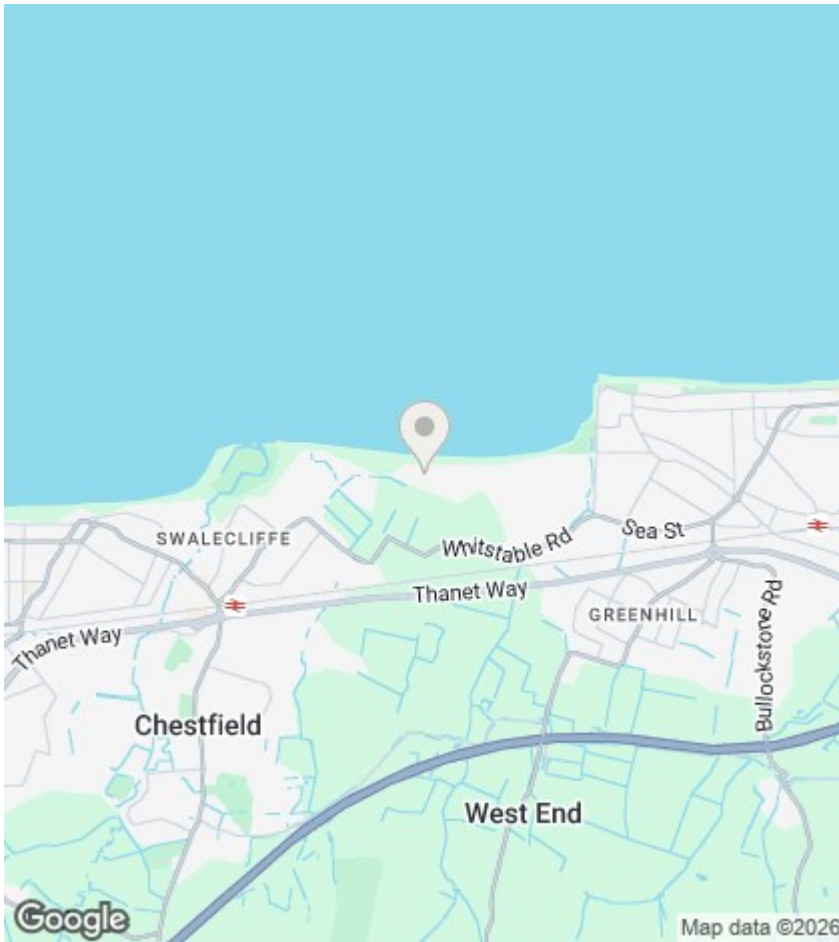
Double glazed window to rear, panelled bath with  
shower over, wash hand basin, low level wc,

### **Front driveway**

Offering parking for 2 cars, car charger

### **Rear garden**

Side access, astro lawned, patio area, bike shed



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	



First Floor



Ground Floor

**TOTAL: 1025 sq ft**  
 1st floor: 507 sq ft, 2nd floor: 518 sq ft  
 EXCLUDED AREAS: WALLS: 103 sq ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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