

KE



32 Central Avenue, Herne Bay, CT6 8RX

£495,000

- Chain Free Sale
- Impressive Open Plan Living Space
- Five Minutes Walk To The Beach And Shops
- Primary Bedroom with Dressing Room & En-Suite
- Newly Renovated With A High Specification Finish

32 Central Avenue, Herne Bay CT6 8RX

Situated in the charming coastal town of Herne Bay, this beautifully presented detached bungalow offers an excellent blend of modern living and everyday convenience. The property features three bedrooms, including an impressive principal suite complete with a dressing room and a stylish en-suite shower room.

At the heart of the home is a stunning open-plan living space with a striking vaulted ceiling, creating a bright and spacious atmosphere. The contemporary fitted kitchen is finished to a high specification, providing both style and practicality. Bi-fold doors open seamlessly onto the outdoor area, flooding the space with natural light and offering the perfect setting for entertaining or relaxing while enjoying the peaceful surroundings.

The bungalow benefits from two modern bathrooms, providing ample facilities for both family living and visiting guests.

Ideally located close to the town centre and picturesque seafront, this home provides easy access to local shops, amenities, and the beautiful beach, making it perfect for families, retirees, or anyone seeking a relaxed coastal lifestyle.

Having already undergone significant renovation, the property is ready for its next owners to add their personal touch. The current owners have paid careful attention to detail throughout, creating a home that is both stylish and functional.



Council Tax Band: B



GROUND FLOOR

Entrance Hall

Bedroom 1

13'7 x 12'

Dressing Area

En-Suite Shower Room

Bedroom 2

9' x 10'9

Bathroom

Bedroom 3

9' x 10'9

Utility Room

Living Room/Kitchen

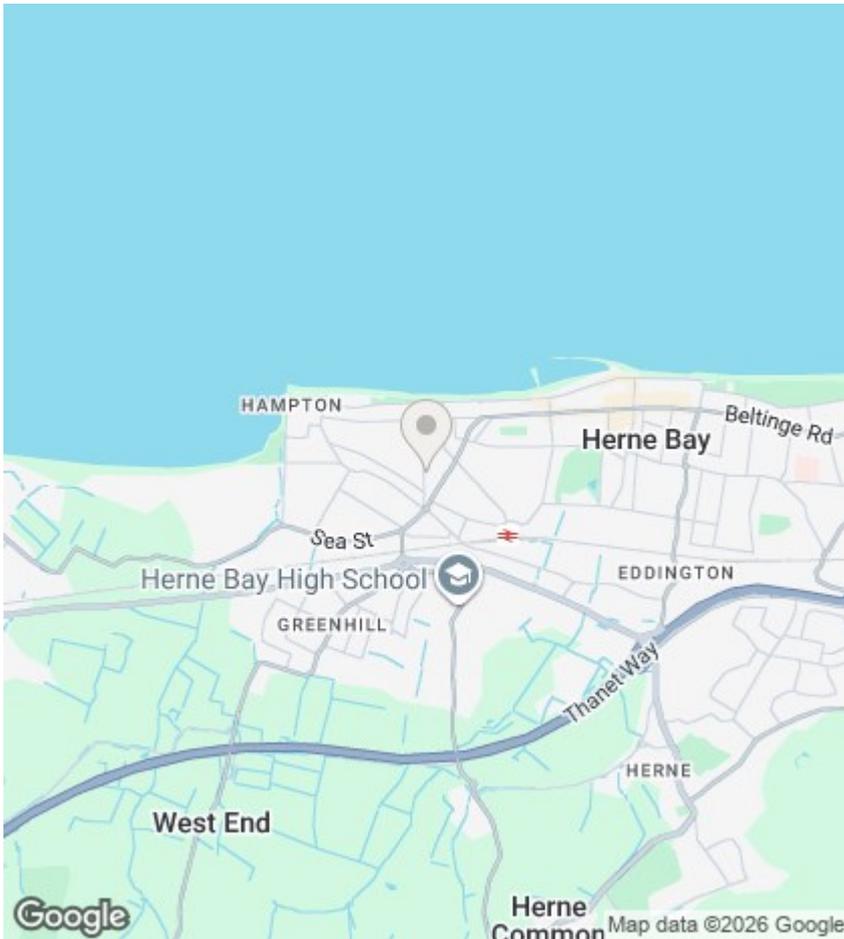
22'5 x 21'

OUTSIDE

Rear Garden

Driveway

COUNCIL TAX BAND B



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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. 100.0 sq. metres (1076.5 sq. feet)



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)