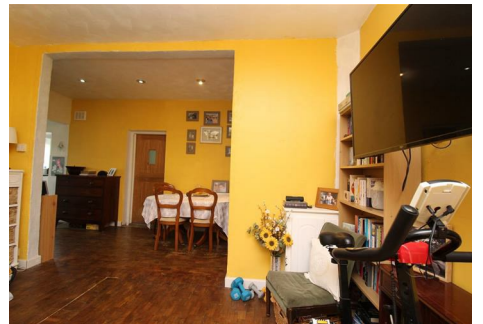


# KE



56-58 Bentley Avenue, Herne Bay, Kent, CT6 8EA

£325,000

- Spacious & Versatile Detached Bungalow
- Generous Living/Dining Room
- Ample Off-Road Parking for Multiple Vehicles
- Close to Amenities, Attractions, Good Schools & Road/Public Transport Links
- Four Double Bedrooms
- Potential for Modernisation & Development with Previous Planning Permission Granted
- Spacious Low-Maintenance Rear Garden
- Popular Area a Short Walk from the Seafront

## 56-58 Bentley Avenue, Herne Bay CT6 8EA

Located on the Western side of Herne Bay in the popular private seaside estate of Studd Hill, this four bedroom detached bungalow which is located only a few short moments away from the seafront. Internally the home is accessed via porch area that leads into open plan spacious lounge with a light and airy dining room/kitchen looking out to the rear garden. There are four bedrooms and a family bathroom. Externally the rear garden is patioed being low maintenance plus there is a driveway to front with plenty space for several vehicles. The property has previously had planning permission granted for further development with a range of possibilities - Planning Application Reference: CA/23/00156 | (30/01/2023).



4



1



1



E

Council Tax Band: C





## **GROUND FLOOR**

### **Lounge-Diner**

Double glazed window to side, radiator, feature recessed exposed brick fireplace with a decorative surround, wood flooring.

### **Kitchen**

Fitted with a range of modern wall and base units with complementary work surfaces and splash backs above, inset one and a half stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and dishwasher, space for a cooker, wall mounted boiler, radiator, tiled flooring.

### **Bedroom One**

Double glazed window to side, radiator, carpet,, ceiling spotlights, door to storage space with double glazed window to front and side.

### **Bedroom Two**

Double glazed windows to side, radiator, carpet.

### **Bedroom Three**

Double glazed window to side, radiator, wood laminate flooring.

### **Bedroom Four**

Double window to front, radiator, wood laminate flooring.

### **Entrance Porch**

Double glazed entrance door with front and side aspect double glazed windows, radiator, tiled flooring.

### **Bathroom**

Modern suite comprising low level WC, wash hand basin set into a vanity unit, panelled bath with a shower attachment.

## **OUTSIDE**

### **Rear Garden**

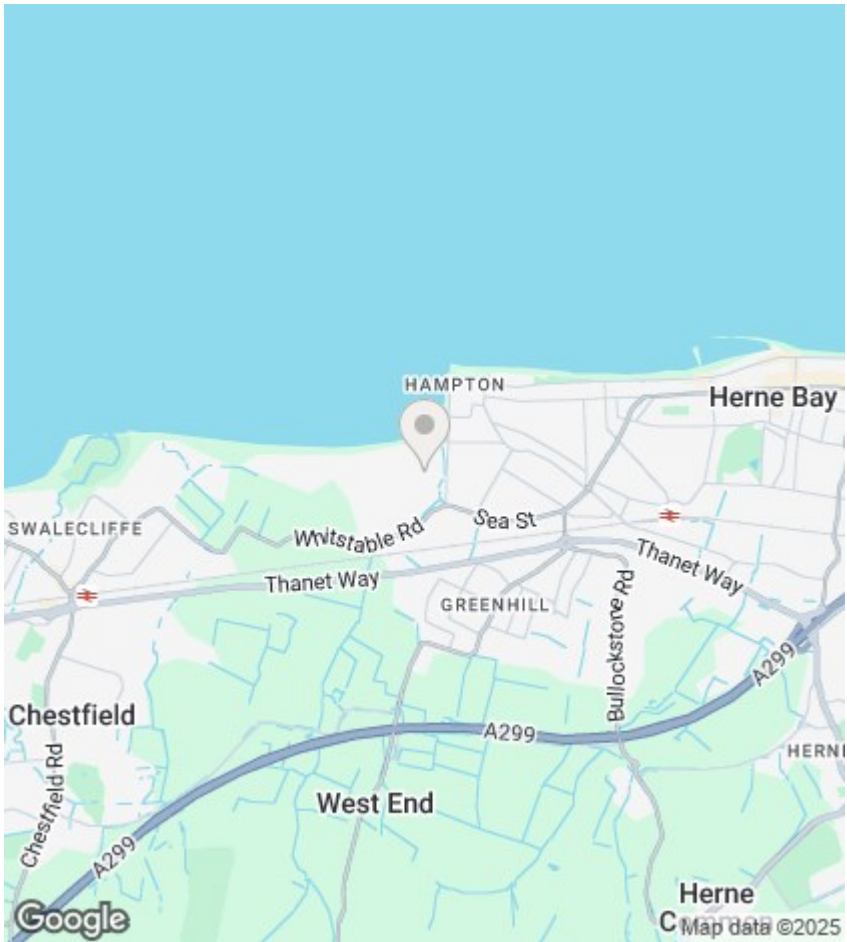
Low-maintenance stone paved patio garden enclosed with wooden fencing.

### **Front Garden**

Large driveway providing ample off-road parking, small attached wooden garage/store.

## **COUNCIL TAX BAND C**

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



## Viewings

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

## EPC Rating:

E

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>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total floor area 100.8 m<sup>2</sup> (1,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)