

# KE



32 Bishopstone Drive, Herne Bay, CT6 6RE

£425,000

- Three Bedroom Detached Chalet Bungalow
- Large Outbuilding And Double Garage
- Walking Distance to Beach
- Popular Location of Bishopstone
- Generous Sized Garden
- Planning Permission Granted For A Ground Floor Extension.



# 32 Bishopstone Drive, Herne Bay CT6 6RE

Detached chalet-style property with significant development potential.

Occupying a generous plot, the property presents an excellent opportunity for redevelopment or plot division to create two separate dwellings. A double garage benefits offers excellent opportunity to build/extend (subject to the relevant planning permissions), complemented by a cabin with change of use, offering immediate scope for ancillary accommodation or alternative uses.

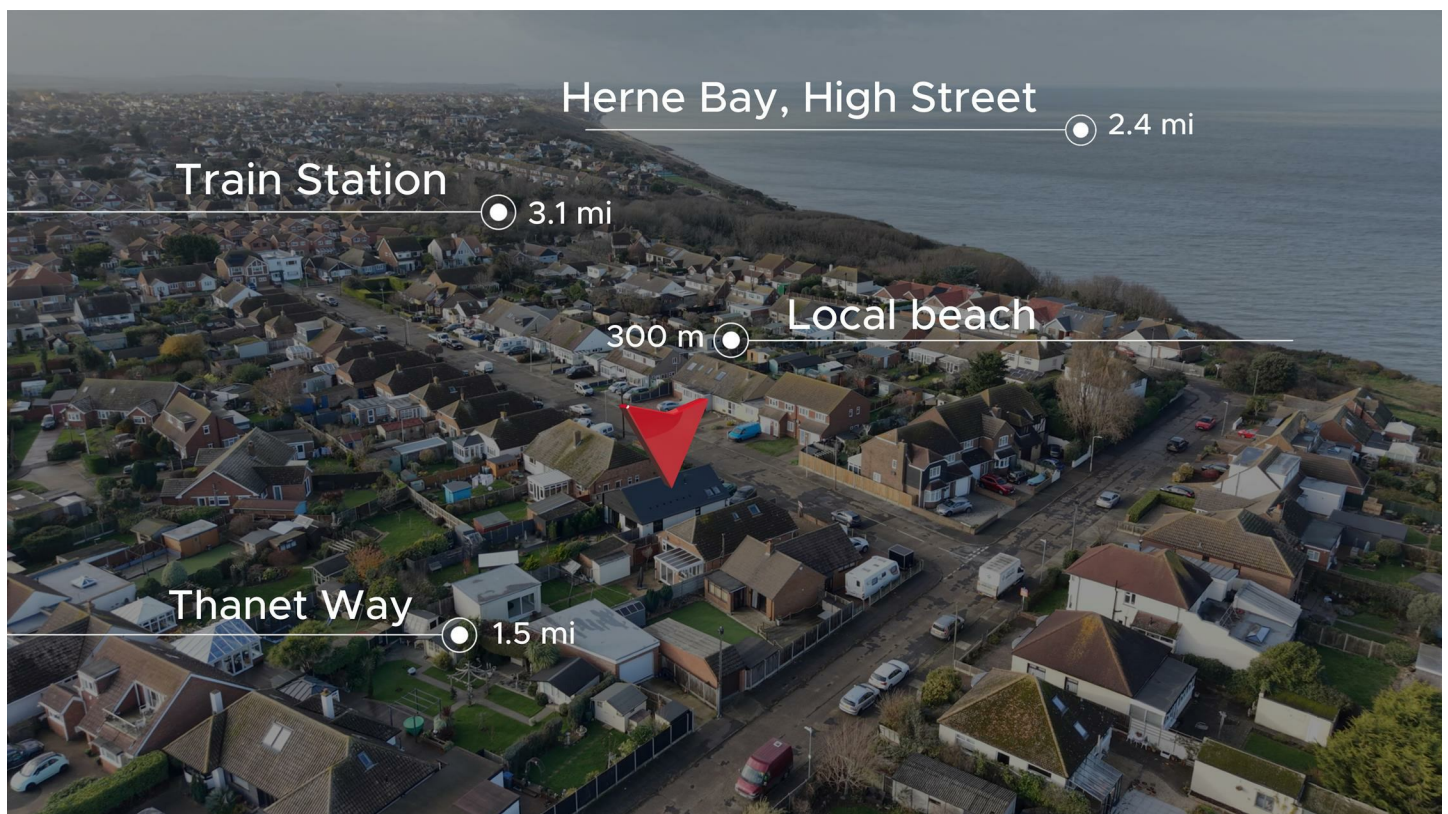
The outbuilding configuration provides flexibility for a range of options, including the creation of a self-contained annex, home business premises, or additional residential accommodation, subject to any necessary consents.

The existing three bedroom chalet offers a practical footprint with established services, featuring ground-floor living space, an open and characterful lounge with spiral staircase to the first floor, a modern kitchen, and bathroom providing the option to retain, extend, or redevelop. There is also planning permitted granted for a single storey extension. Plans available for viewing on Canterbury City Council website under the reference: CA/23/00530.

Offered with no onward chain, the property is located in a highly desirable coastal village position, within minutes of the sea and beach, village amenities, and regular transport links to Herne Bay and the Cathedral City of Canterbury, enhancing its appeal for both resale and rental demand.



Council Tax Band: D



## **GROUND FLOOR**

### **Porch**

### **Hallway**

18'10 x 9'4

### **Kitchen**

9'3 x 11'3

### **Pantry**

3'5 x 5'5

### **Living Room**

14'3 x 11'3

### **Dining Area**

10'3 x 10'9

### **Conservatory**

8'11 x 10'9

### **Shower Room**

8'0 x 5'5

### **Bedroom**

14'10 x 11'3

### **Bedroom**

10'7 x 10'1

## **FIRST FLOOR**

### **Landing**

7'4 x 10'1

### **Bedroom**

11'7 x 15'8

### **Shower Room**

7'4 x 10'1

## **OUTSIDE**

### **Rear Garden**

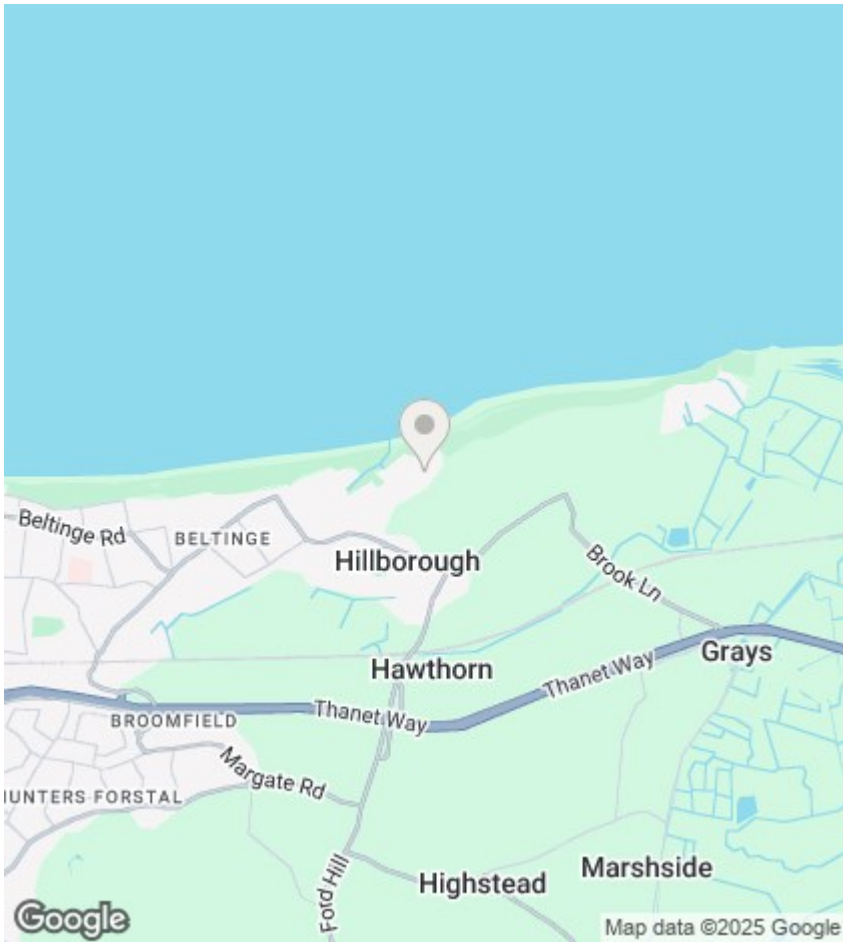
### **Outbuilding**

### **Driveway**

## **COUNCIL TAX BAND D**

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

### **Double Garage**



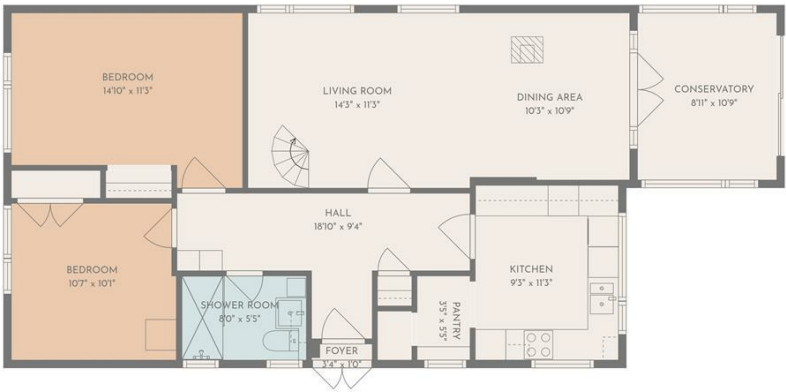
## Viewings

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>                          |           | <b>80</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>55</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



**TOTAL: 983 sq. ft.**  
1st floor: 983 sq. ft.  
EXCLUDED AREAS: WALLS: 72 sq. ft.



**TOTAL: 150 sq. ft.**  
1st floor: 150 sq. ft.  
EXCLUDED AREAS: LOW CEILING: 128 sq. ft. WALLS: 39 sq. ft.

\*FLOOR PLANS CREATED BY EUREKA360 APP. MEASUREMENTS OBTAINED USING A LASER BUT NOT GUARANTEED