

# KE



18 York Road, Herne Bay, CT6 8SN

£375,000

- Three Bedroom Detached Bungalow
- Walking Distance To Local Ammenities
- No Onward Chain
- A Stones Throw From The Beach
- Open Plan Living
- Fully boarded loft with two velux windows giving excellent storage

# 18 York Road, Herne Bay CT6 8SN

This beautifully presented three-bedroom detached bungalow offers a delightful blend of comfort and modern living. The property boasts an inviting open plan living room and kitchen, creating a spacious and airy atmosphere that is perfect for both relaxation and entertaining.

The bungalow features three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located, ensuring ease of access for all. A lovely conservatory extends the living space, allowing you to enjoy the garden views and natural light throughout the year.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the stunning beach, perfect for leisurely walks or enjoying the seaside. Additionally, local amenities are within easy reach, making daily errands and social outings a breeze.

This bungalow is not just a home; it is a lifestyle choice, offering the perfect retreat in a picturesque setting. Whether you are looking to downsize, seeking a family home, or simply wishing to enjoy the coastal life, this property is sure to impress. Don't miss the opportunity to make this delightful bungalow your own. No onward chain.



Council Tax Band: B



## **GROUND FLOOR**

**Entrance hall**

**Living Room**

24'3 x 10'1

**Kitchen Area**

**Conservatory**

8'10 x 9'

**Utility Room**

6'1 x 6'7

**Bedroom**

9'2 x 9'10

**Bedroom**

8'6 9'10

**Bedroom**

12'8 x 7'2

**Shower Room**

## **OUTSIDE**

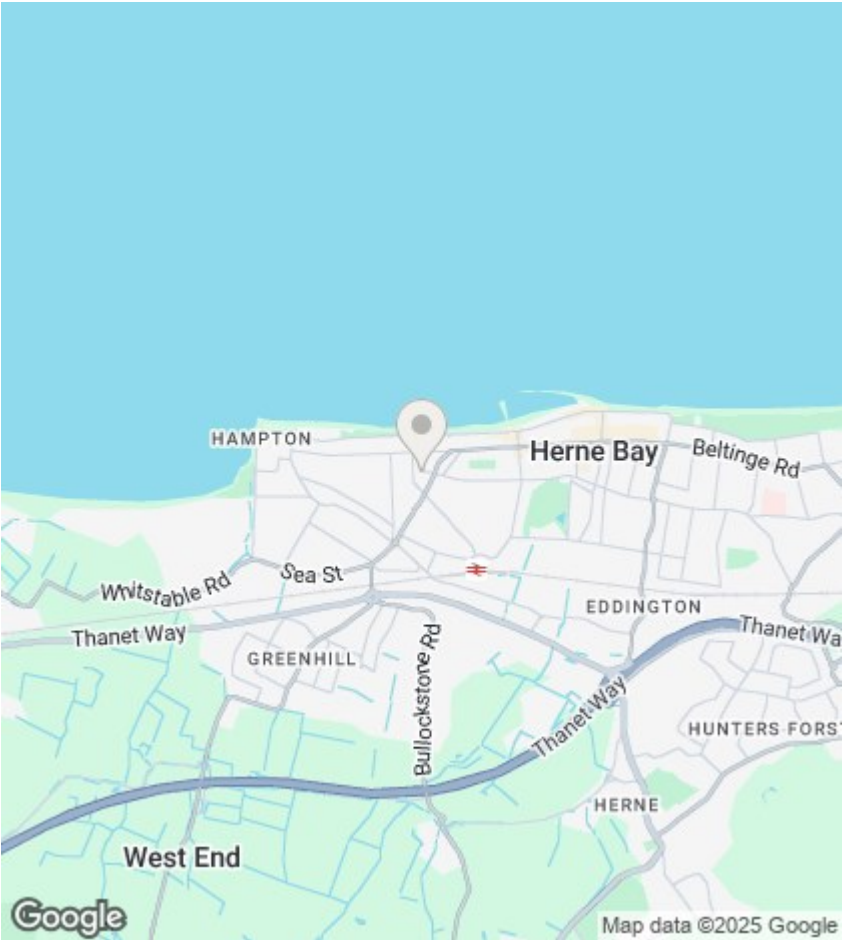
**Workshop**

8'2 x 23'

**Rear Garden**

## **COUNCIL TAX BAND B**

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



Viewings

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

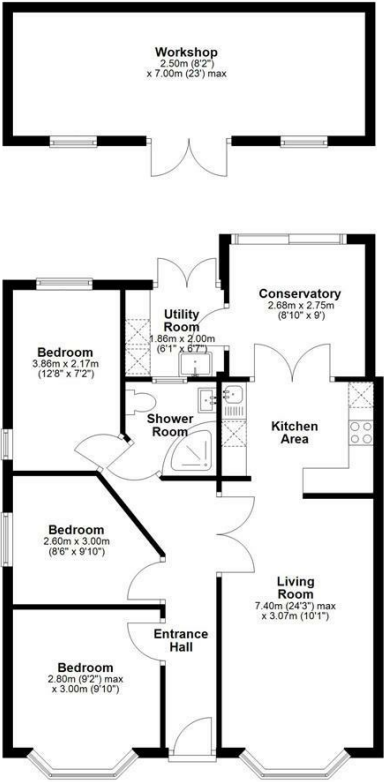
EPC Rating:

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

Main area: approx. 70.4 sq. metres (757.8 sq. feet)  
Plus outbuildings, approx. 17.5 sq. metres (188.4 sq. feet)



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