



Coast Drive,  
Greatstone,  
TN28 8NR

£410,000

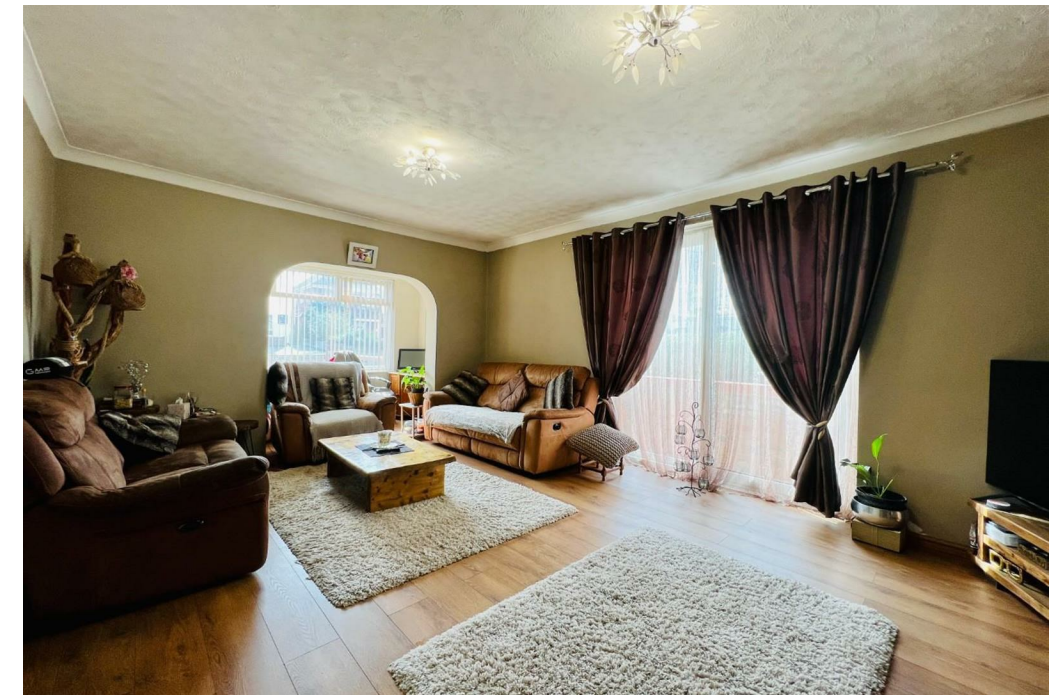


A spacious detached three bedroom detached bungalow with scope to convert the double garage into an annexe and situated within easy access to Greatstone beach.

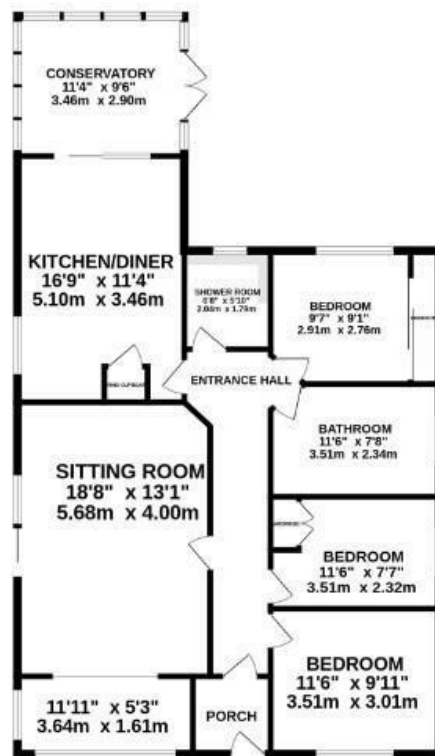
The accommodation offers entrance hall leading to a double aspect sitting room overlooking the front has double glazed windows and patio doors out to side. A generous sized kitchen/breakfast room with a range of wall and base units and opens into a conservatory overlooking rear gardens. There are three double bedrooms, shower room and family bathroom.

The front elevation has a long driveway with in and out car port leading to rear gardens that is mainly laid to lawn and benefits from a double garage and attached workshop area. The double garage has the potential for converting into an Annexe, subject to planning conditions. In addition, there is further scope to do a loft conversion, creating additional living space, subject the normal permissions.

Y15/0086/NMC - Erection of a detached dwelling with integral garage and accommodation in the roof.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold  
Council Tax Band: D

- THREE BEDROOM DETACHED BUNGALOW
- CLOSE TO BEACH AND SHOPS
- LOUNGE WITH LOG BURNING STOVE
- LARGE KITCHEN BREAKFAST ROOM
- WET ROOM AND SEPARATE SHOWER ROOM
- CONSERVATORY
- DOUBLE GARAGE WITH ANNEXE POTENTIAL
- LARGE DRIVEWAY WITH AMPLE PARKING
- ENCLOSED REAR GARDEN
- SCOPE FOR LOFT CONVERSION.

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		
	70	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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