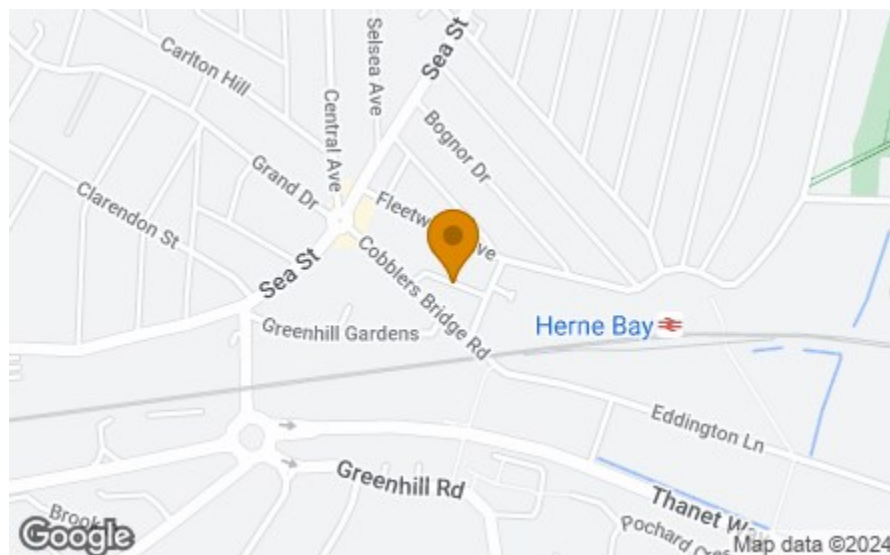


Total floor area 94.9 sq.m. (1,021 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Shortstop, Southsea Drive, Herne Bay, CT6 8NW Offers in excess of £300,000

3 1 1 D

Despite its need for some updating, this property already incorporates modern comforts such as gas central heating and double glazing, providing a solid foundation for a cozy and energy-efficient home.

Situated on Southsea Drive, this property benefits from a popular location on the west side of town, offering a harmonious blend of tranquility and accessibility. The potential for improvement aligns with the convenience of the location, making it an exciting prospect for the discerning buyer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Offers in Excess of £300,000

Exceptional Potential Awaits: Three-Bedroom Detached House on Southsea Drive

Discover the hidden gem on Southsea Drive – a modern three-bedroom detached house nestled on the west side of town. Boasting a prime location, this residence offers a perfect blend of contemporary design and comfortable living.

While this property stands as a testament to modern architecture, it does require a touch of Tender Loving Care (TLC) and some updating to bring it to its full potential. This presents an exciting opportunity for a buyer to customize and revitalize this home according to their unique taste and preferences.

With two reception rooms and a modern kitchen, there's a solid foundation for creating stylish and functional living spaces. The three bedrooms upstairs provide ample room for personalization. The property, while boasting a detached garage and parking, offers an outdoor canvas in the form of a rear lawned garden, awaiting transformation into a private oasis.

Unlock the potential of this hidden gem by scheduling a viewing today.

### **EPC Rating D**

### **Council Tax Band C**

<https://www.tax.service.gov.uk/check-council-tax-band/property/493927145>

### **Tenure Freehold**

### **Lounge**

16'5 x 9'10 (5.00m x 3.00m)

### **Dining Room**

11'10" x 8'2" (3.61 x 2.51)

### **Kitchen**

14'1" x 7'4" (4.3 x 2.25)

### **Landing**

### **Bedroom**

12'7" x 8'2" (3.86 x 2.5)

### **Bedroom**

7'7" x 7'1" (2.33 x 2.17)

### **Bedroom**

12'5" x 10'2" (3.8 x 3.1)

### **Bathroom**

7'2" x 16'8" (2.2 x 5.1)

L Shape ( Max measurements)

### **Garage & Shared Drive**