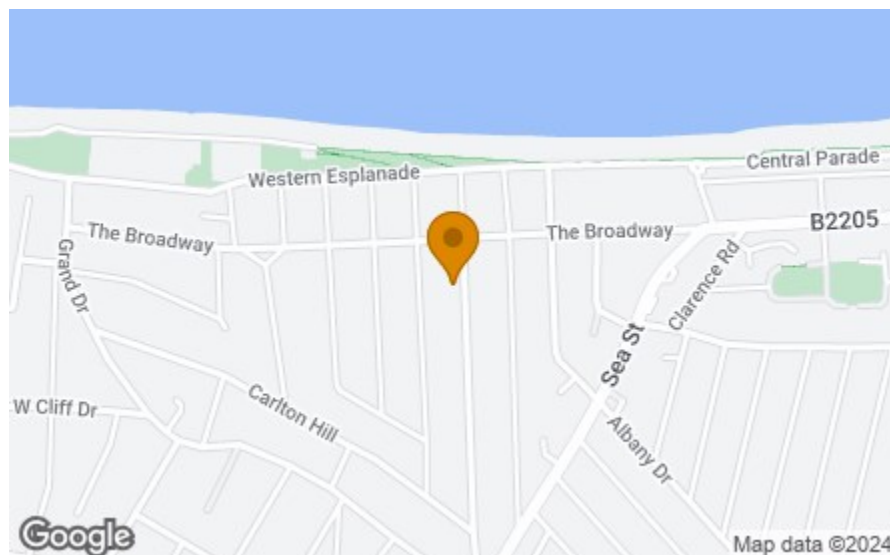
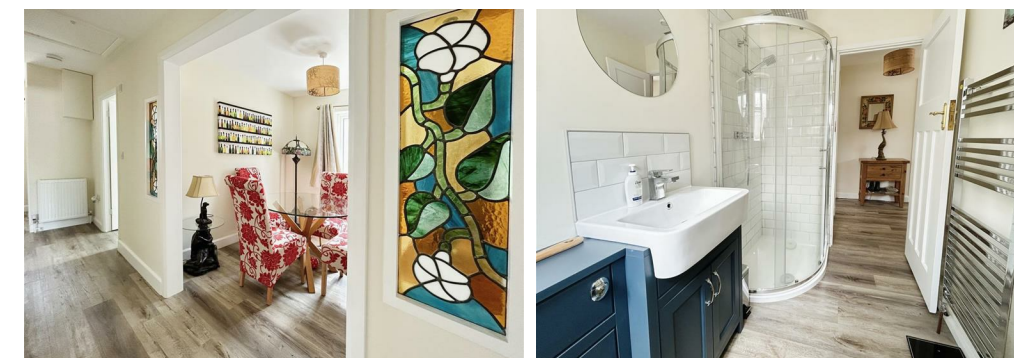


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



79 Central Avenue, Herne Bay, CT6 8RU
£450,000

2 **1** **1** **D**

In summary, this wonderful bungalow presents an exceptional opportunity to acquire a stylish and recently renovated detached bungalow. With its two/three bedrooms, contemporary interiors, and potential for expansion, this property offers a versatile and comfortable living space. Don't miss the chance to make this charming bungalow your dream home in the heart of Herne Bay's coastal paradise.

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.

****FOR SALE WITH PLANNING TO COVERT INTO A THREE/FOUR BEDROOM DETACHED HOUSE****

Zest Homes are introducing a stylish detached bungalow for sale nestled in the charming seaside town of Herne Bay, just a short stroll away from the picturesque seafront; it presents an exquisite opportunity for those seeking a tastefully renovated two/three bedroom detached bungalow. Boasting modern interiors and potential expansion, this property offers a comfortable and versatile living space, with planning permission already in place to create a four-bedroom detached house, and off-road parking is a highly sought-after feature in the area. This expansion opportunity further enhances the value and convenience of this charming bungalow.

Upon entering, you are greeted by a welcoming lounge adorned with contemporary finishes that blend seamlessly with the bungalow's character. The lounge serves as the heart of the home, providing a cozy setting for relaxation and socializing with family and friends.

The modern kitchen and shower room in this bungalow both showcase the high standard of the recent renovation. The kitchen features sleek cabinetry, a ceramic dual sink unit with integrated appliances, and ample counter space, making it a chef's delight. The shower room exudes elegance, boasting stylish fixtures and a soothing atmosphere for unwinding after a long day.

One of the unique features of this property is the flexible use of the dining room. This space can easily be transformed into a third bedroom to accommodate a growing family or be utilized as a study for those who work remotely. The versatility of this room allows you to tailor it to suit your specific needs and lifestyle.

CALL ZEST HOMES TO VIEW TODAY!

Property Information:
Tenure: Freehold
Council Tax Band: C
EPC Rating: Expired 2022 - Was a C Rated property - New EPC has been ordered.
Planning Decision Notice: Application Number: CA/22/00808

Measurements

Kitchen - 3.02m x 3.00m (9'11 x 9'10) -

Bedroom One - 3.81m x 3.58m (12'6 x 11'9) -

Bedroom Two - 3.00m x 3.61m (9'10 x 11'10) -

Dining Room - 2.57m x 2.36m (8'05 x 7'09) -

Lounge - 3.51m x 3.91m (11'06 x 12'10) -

Shower Room - 1.45m x 2.39m (4'09 x 7'10) -

External -

Front Garden -

Rear Garden -

Cabin - 2.95m x 2.36m (9'08 x 7'09)

Location

Located in the desirable Herne Bay, renowned for its beautiful

seafront promenade and vibrant community, this property provides an enviable lifestyle. Enjoy leisurely walks along the beach, explore the quaint town center with its array of shops and cafes, or simply relish the tranquility of coastal living.

Planning Decision Granted Information

Planning Decision Notice:
Application Number: CA/22/00808
Proposal: Single-storey rear extension together with first-floor extension and formation of vehicular access.

Property Information

Property Information:
Tenure: Freehold
Council Tax Band: C
EPC Rating: Expired 2022 - Was a C Rated property - New EPC has been ordered.

Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property

Hallway

Bedroom 1

Double glazed window to front, carpet as laid.

Kitchen

Wall and base units, ceramic dual sink drainer, washing machine, five ring hob, electric oven, double glazed window to front, gas boiler, laminate flooring, integrated fridge freezer.

Bedroom 2

Radiator, double glazed window to rear, carpet as laid.

Bathroom

Shower cubicle, vanity wash hand basin, heated towel rail, double glazed window to side.

Lounge

Carpet as laid, double glazed french doors to side, double glazed window to rear, radiator.

Rear Garden

Patio seating area, summer house, flowered borders.