



**71 Linden Avenue, Herne Bay, CT6 8TZ**  
**Offers in excess of £325,000**





## 71 Linden Avenue, Herne Bay, CT6 8TZ Offers in excess of £325,000

Guide Price £325,000 to £340,000  
A Unique Opportunity to Revitalize a Character-Filled Home.

Situated on the sought-after Linden Avenue in Herne Bay, this semi-detached bungalow presents a rare opportunity to create your dream home. Perfectly positioned within walking distance of the beach, town center, and railway station, this property combines convenience with charm.

This bungalow is brimming with character, featuring original fireplaces, a captivating stained glass porthole window, and an exposed chimney hearth in the kitchen. These unique details offer a glimpse into the property's rich history and provide a wonderful foundation for a modern renovation.

The property boasts a generous and flexible layout, including a good size reception hall, a bright lounge with bay windows that flood the room with natural light, a kitchen with direct access to the rear garden, and two well-proportioned bedrooms and a single. Each space is filled with potential, waiting for your personal touch to bring it to life.

The expansive rear garden is a true gem, offering plenty of space for gardening enthusiasts to cultivate their green oasis and enjoy outdoor activities. It's a perfect blank canvas for those with a vision to create a stunning outdoor retreat.

While the property does not include off-street parking, the area provides ample convenient street parking options. Additionally, this bungalow is being offered chain-free, allowing for a swift and hassle-free purchase process, so you can start your renovation project without delay.

For further details or to schedule a viewing, please contact us.



## Description

### 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.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

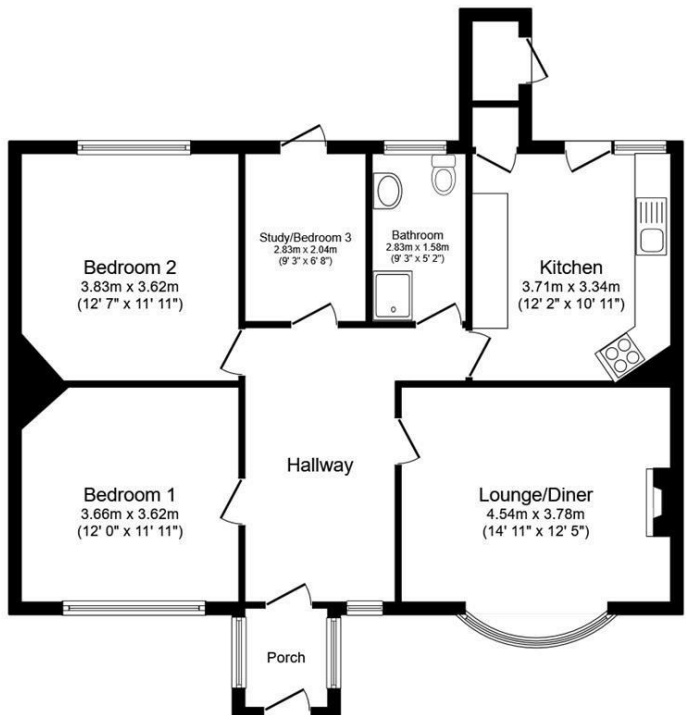
For a free no obligation valuation of your property please contact the number quoted on the property brochure.

## Situation

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.



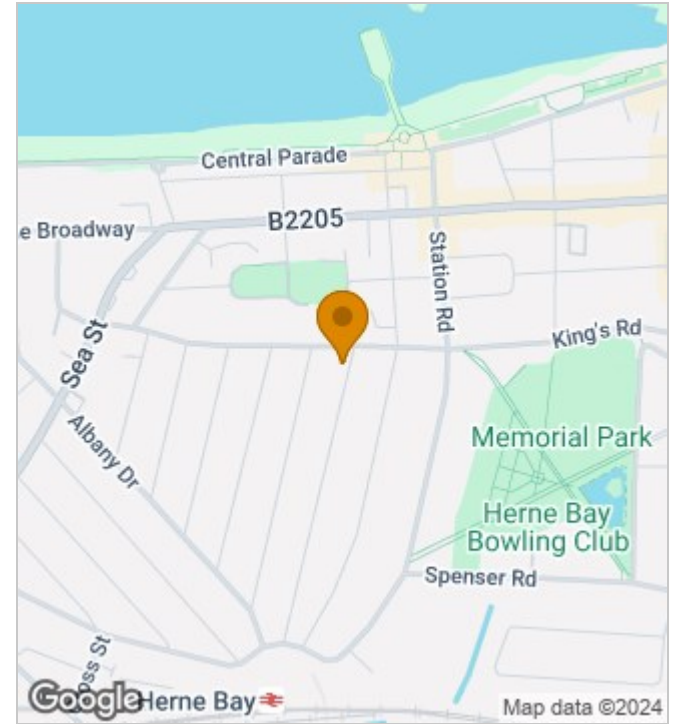




**Floor Plan**  
Floor area 87.8 m<sup>2</sup> (945 sq.ft.)

TOTAL: 87.8 m<sup>2</sup> (945 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>65</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP  
 Tel: 01227 949291 | Email: sales@zesthomes.uk  
 www.zesthomes.uk

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.