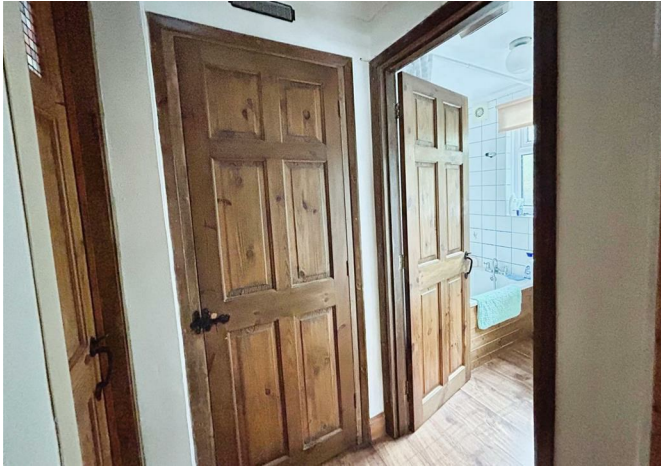




**31 Daytona Way, Herne Bay, CT6 8AP**  
**Guide price £235,000**





## 31 Daytona Way, Herne Bay, CT6 8AP

### Guide price £235,000

Detached Bungalow with Development Potential – Ideal for Cash Buyers or Investors.

This detached two-bedroom bungalow presents a fantastic opportunity for cash buyers or investors seeking to create a bespoke property in a sought-after coastal location. With a plot size of approximately 249 square meters and non-standard construction, this property is perfect for redevelopment, subject to planning permissions.

The current layout includes two bedrooms, two reception rooms, a kitchen, and a bathroom. While the existing structure has its own charm, its true value lies in the potential to build a modern home tailored to your vision.

Situated near the sea, this is an ideal opportunity for those looking to embrace a tranquil seaside lifestyle or capitalize on the location's desirability. Whether you're planning to create your dream home or an investment property, the possibilities are endless.

Call Zest today to arrange a viewing and take the first step toward unlocking the potential of this unique offering.



## Description

### Entrance Hall

31'5" x 85'0"

Lovely views overlooking the garden.

Double doors into the lounge.

### Lounge

60'4" x 34'9"

Fireplace, door to bedroom, opening to lobby and kitchen.

### Kitchen

20'3" x 4'1"

Hand made wooden kitchen units, hob and oven, sink. Window to side

### Lobby

11'10" x 10'5"

Storage cupboard, door to the dining room and bathroom.

### Bathroom/WC

18'7" x 19'9"

Bath, Sink and WC, window to side

### Dining Room

18'7" x 19'9"

Double doors open into the garden. Tiled flooring, door to bedroom.

### Bedroom 1

37'11" x 25'1"

Window to front, carpet as laid.

### Bedroom 2

31'6" x 28'0"

Window to rear, carpet as laid.

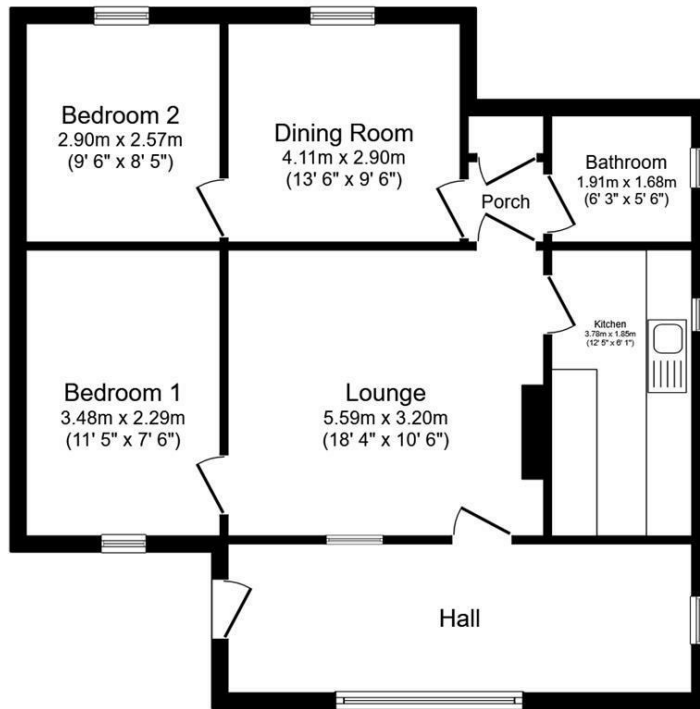
### Parking To The Front

Gates leading to off-road parking.

### Gardens

Mature front and rear gardens. Well stocked



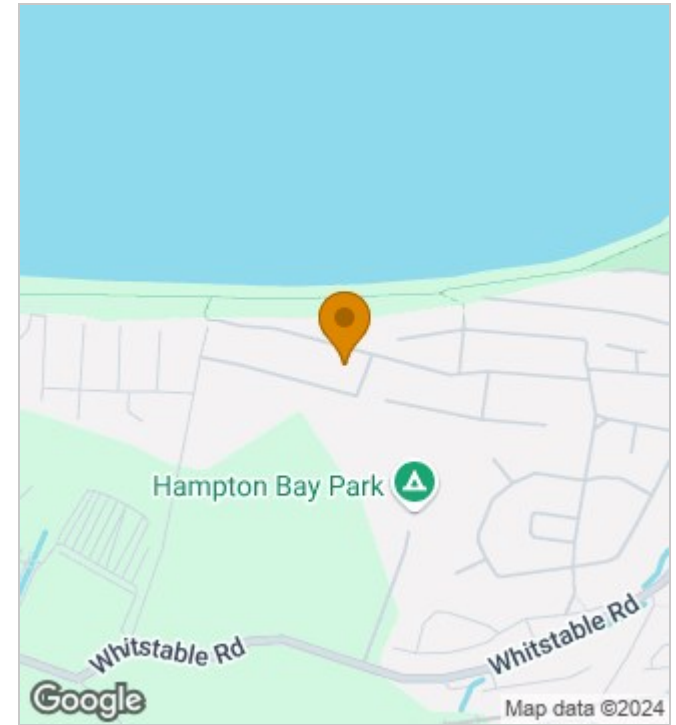


### Floor Plan

Floor area 68.6 sq.m. (739 sq.ft.)

TOTAL: 68.6 sq.m. (739 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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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