



3 Brooklands Close, Herne Bay, CT6 8AW
£425,000



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This delightful 2-bedroom detached bungalow is located in the highly sought-after area of Studd Hill, Herne Bay, and is offered for sale at £425,000. Positioned just a stone's throw away from the sea, the property offers the perfect blend of comfort, convenience, and coastal living. The bungalow's prime location provides easy access to the beautiful coastline, ideal for seaside walks, relaxation, and enjoying the natural beauty of the area. Inside, the bungalow features a well-designed and spacious interior, offering a bright and inviting atmosphere throughout. The living area is generous in size, providing ample space for both relaxation and entertainment. Large windows fill the room with natural light, creating a welcoming space that makes the most of the surrounding views. The modern kitchen is thoughtfully laid out with contemporary fixtures, offering a functional space for cooking and dining.

Located in a quiet, peaceful area, this home is ideal for anyone seeking a serene seaside retreat. At the same time, it is well-connected, with local amenities, shops, and transport links nearby. Whether you're looking for a quiet place to unwind, a weekend getaway, or a permanent residence by the sea, this bungalow offers an exceptional opportunity to embrace coastal living at its best.

CALL TO VIEW!

Description

Council Tax Band C

EPC Rating B

Lounge

16'0" x 11'1"

Kitchen

12'9" x 11'5"

Shower Room

7'1" x 6'5"

Bedroom 1

16'4" x 8'11"

Bedroom 2

10'4" x 8'11"

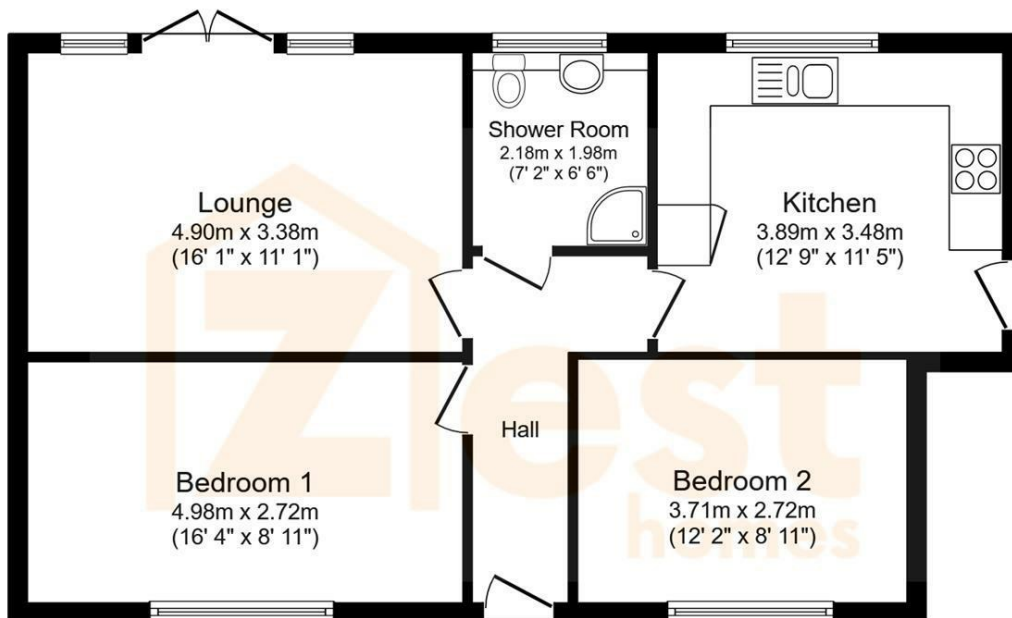
Location

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 Cliffs 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.

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 before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot 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 holds 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.

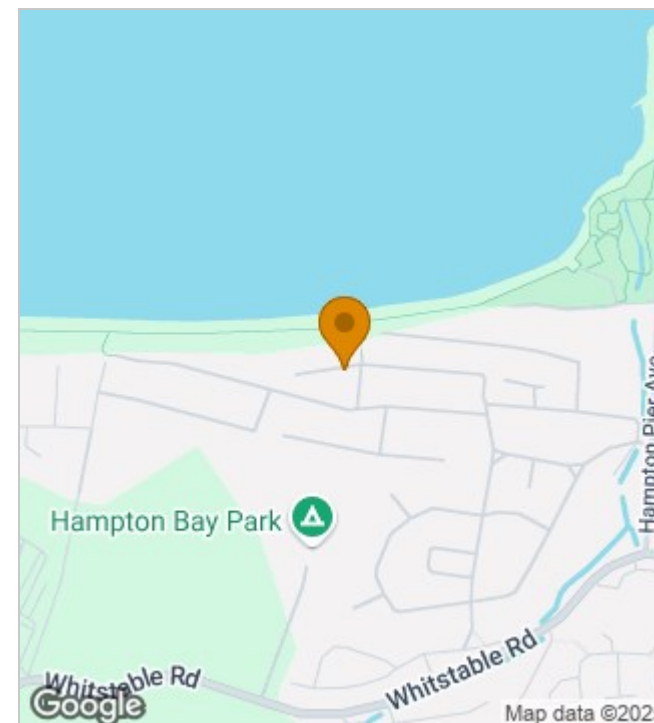




Floor Plan
Floor area 64.9 m² (699 sq.ft.)

TOTAL: 64.9 m² (699 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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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www.zesthomes.uk

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