



72 Selsea Avenue, Herne Bay, CT6 8SE
Offers in excess of £575,000



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Nestled on the sought-after Selsea Avenue, this delightful 1930s detached family home offers a seamless blend of period charm and modern comfort. With glimpses of the sea from its elevated position, this property is perfectly located just a short stroll from the stunning Herne Bay seafront—an ideal retreat for coastal living.

Stepping inside, the home exudes warmth and character, boasting an excellent flow throughout. The heart of the property is the spacious lounge/dining area, subtly divided by a stylish pillar that enhances the space while maintaining an open and airy feel. The modern kitchen complements the home's character beautifully, offering both functionality and charm. Additional ground floor conveniences include a WC and ample storage, ensuring practicality for family life.

The property benefits from a thoughtfully designed extension, completed in 1994 with planning permission (CA/94/00209), enhancing the family room with a single-storey rear extension and an attractive front canopy. The family room also provides access to the garage, presenting an exciting opportunity—subject to the necessary consents—to extend further to the side.

Ascending to the first floor, you'll find three generously sized bedrooms, each offering comfort and natural light. The sleek, modern fitted bathroom, alongside a separate WC, adds a contemporary touch while catering to the needs of a busy household.

Externally, the property is complemented by well-established, mature gardens to both the front and rear, providing a private and peaceful setting. A driveway and garage offer convenient off-road parking, further enhancing the home's practicality.

With its prime coastal location, spacious interior, featuring a boarded loft and portal window offering sea views, and potential for further development, this home is perfect for those looking to move in time for the summer months. Don't miss this fantastic opportunity to enjoy seaside living.

Viewing highly recommended – contact us to

Description

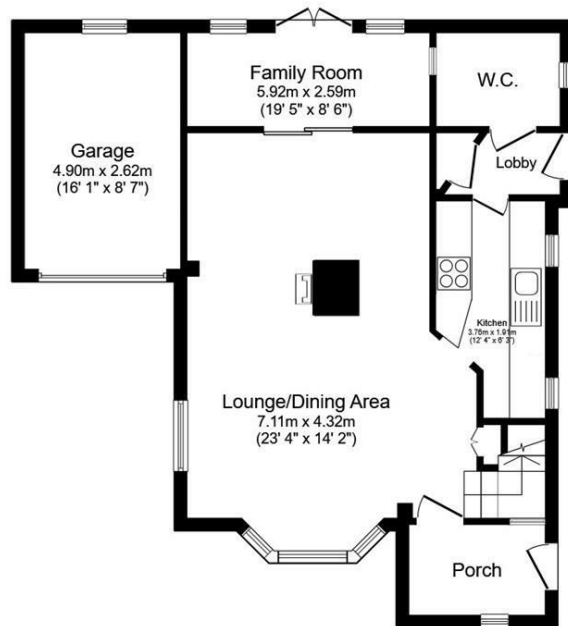
Agents Notes:

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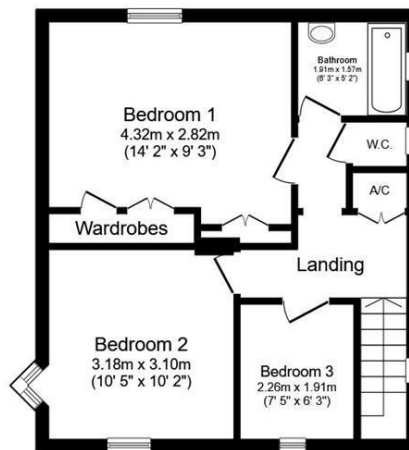
Situation

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.





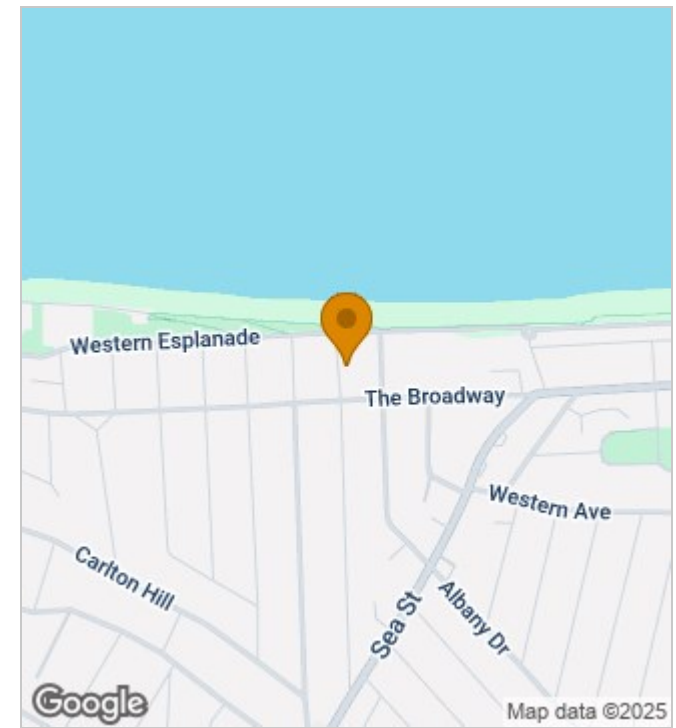
Ground Floor
Floor area 64.8 m² (698 sq.ft.)



First Floor
Floor area 41.9 m² (451 sq.ft.)

TOTAL: 106.7 m² (1,148 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		79
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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