



9 Bullers Avenue, Herne Bay, CT6 8UH
Offers invited £395,000



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Versatile Three-Bedroom Detached Home in Popular Herne Bay Location – Just a Short Walk to the Station

Situated on the sought-after Bullers Avenue in the charming coastal town of Herne Bay, this three-bedroom detached property offers versatility, spacious living, and convenience, all within walking distance of the mainline railway station.

This well-proportioned home boasts a good-sized lounge, perfect for relaxing or entertaining, which opens into a bright conservatory that enjoys an abundance of natural light throughout the day. The kitchen and dining room are positioned at the front of the property, creating a sociable space for family meals and gatherings, further complemented by a practical utility room.

Ideal for those seeking single-level living or requiring mobility support, the property has been thoughtfully adapted by the current owners to include a residential lift from the lounge, providing easy access to the third bedroom on the upper level.

Outside, the property benefits from a private driveway with off-street parking for Two vehicle, while the rear garden enjoys a sunny aspect, making it a lovely spot to relax, unwind, or entertain during warmer months.

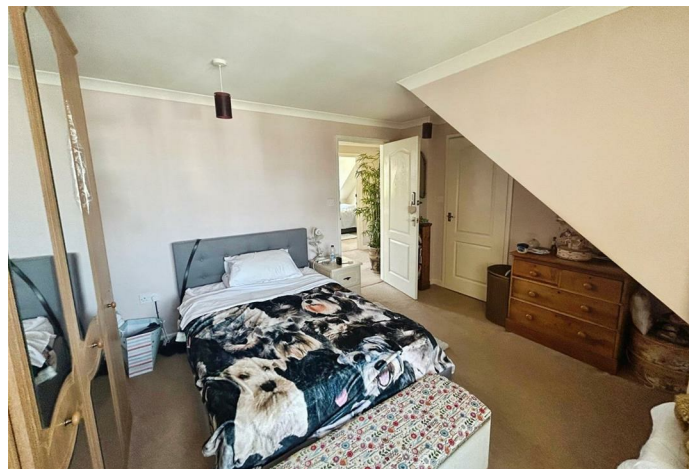
Description

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 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.
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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.

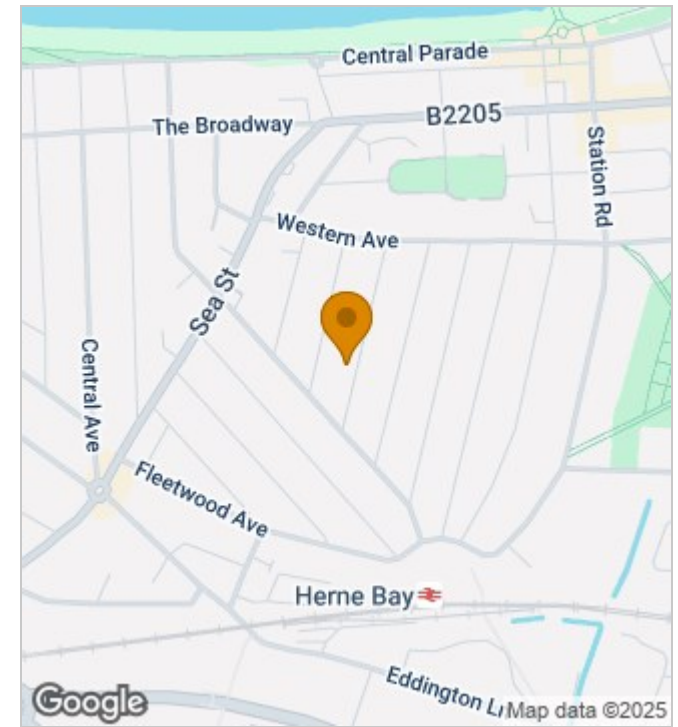
Situation

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.





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		87
(69-80) C	76	
(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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