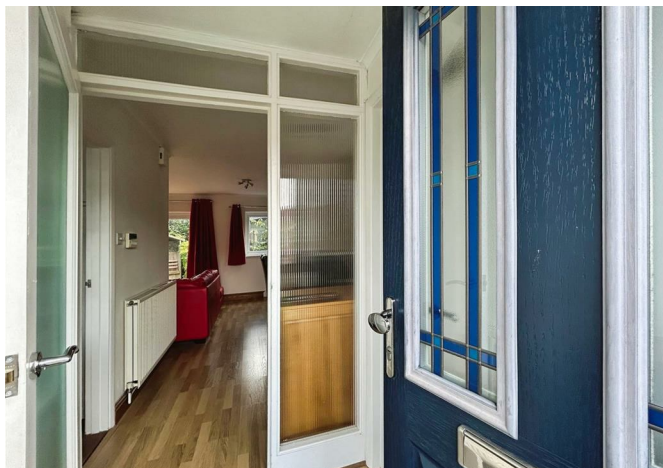




5 Fleetwood Avenue, Herne Bay, CT6 8QN
Guide price £350,000



5 Fleetwood Avenue, Herne Bay, CT6 8QN

Guide price £350,000

Guide Price £350,000 - £375,000

A Rare Find – Detached Two-Bedroom Home with garage and parking for two vehicles in a Prime Location on Fleetwood Avenue, Herne Bay.

Opportunities like this don't come around often! This rarely available two-bedroom detached house offers well-presented and versatile living space, perfect for a range of buyers.

The ground floor features an open-plan lounge/dining area ideal for modern living, a separate kitchen leading into a functional utility area with access to both the garage and the rear garden. A convenient downstairs cloakroom/WC completes the layout.

Upstairs, you'll find two generously sized double bedrooms and a family bathroom—the property benefits from gas central heating and double glazing throughout.

There is excellent potential to extend the home to the side—subject to gaining the necessary planning consent—where the attached garage is located.

Situated just a short stroll from the railway station and the parade of shops on Sea Street, and within easy walking distance of the town centre, this home combines comfort with convenience.

Description

Porch

4'7 x 4'1

WC

3'6 x 3'9

Kitchen

9'17 x 9'02

Utility Area

3'7 x 13'7

Garage

8'7 x 16'6

Dining Area

9'2 x 7'2

Lounge

9'0 x 19'0

Bathroom

3'0 x 6'7

Bedroom 1

8'9 x 14'5

Bedroom 2

9'1 x 11'6

Council Tax Band C

Agents Notes

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.

EPC Rating C

Tenure: Freehold

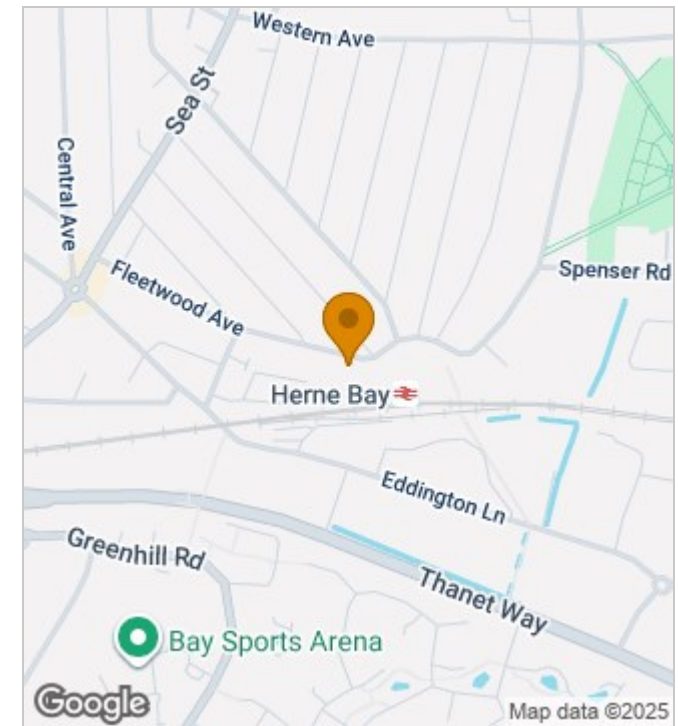
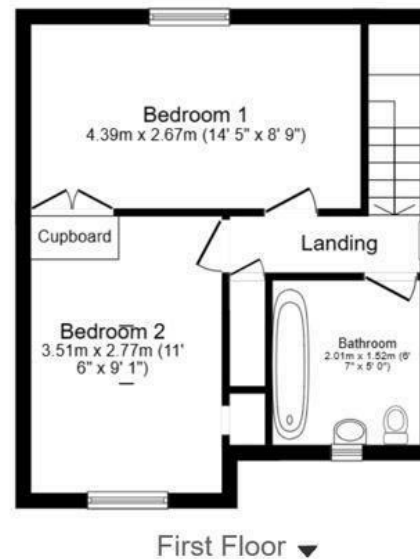
Location

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.

Floorplan Clause

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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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