

for sale

Offers in Excess Of **£425,000**



Fairbrook Bungalow, Hernhill Faversham ME13 9HZ

A UNIQUE DETACHED BUNGALOW SET ON THE EDGE OF HERNHILL with a plot of approximately 0.5 ACRES (TBV) which now requires FULL REFURBISHMENT AND MODERNISATION. It is being offered with NO ONWARD CHAIN.



Fairbrook Bungalow has been occupied by the same owner for over 40 years and sits on a plot of about 0.5 acres in a delightful rural spot. The property offers huge potential and is ideal for further improvement or development subject to planning. Accommodation currently comprises: conservatory, sitting room, kitchen with separate utility, two bedrooms and a bathroom. Although subject to planning permission, the accommodation could offer additional development potential. Please note that no planning permission has been sought and any interested parties are advised to make their own enquiry of the local planning authority before proceeding. It is the garden setting that adds greatly to the property. Pathways thread through various areas of the garden; vegetable growing area, woodland area plus peaceful seating areas.

Hernhill is a beautiful unspoilt village nestling in the countryside between Whitstable & Faversham. It has a village pub and a Norman church facing each other across a pretty village green punctuated with a fine Oak tree. There are some lovely local walks including the nearby Victory Wood - an ancient woodland perfect for peaceful walks and scenic views across the Kent coastline. There are good road links to Faversham, Canterbury and Whitstable with access to the M2. Mainline commuter train services run from Faversham, including the HS1 to St Pancras.



ACCOMMODATION

Conservatory

23' 8" x 7' (7.21m x 2.13m)

A brick and glazed construction with windows to 3 sides.

Door to front. Patio door to lounge. Tiled flooring.

Lounge/Dining Room

27' 1" x 12' 5" (8.26m x 3.78m)

Dual aspect windows. Radiator. Television point. Gas fireplace.

Kitchen

10' 5" x 11' (3.17m x 3.35m)

Windows to front and side. Fitted kitchen with wall & base units.

Sink/drain. Space for oven. Space for fridge/freezer.

Plumbing for washing machine. Door to lounge and door to utility room. Tiling to splashback areas.

Utility Room

8' 8" x 8' (2.64m x 2.44m)

Window to side. Base units. Butler sink/drain.

Combi boiler. Door to garden.

Bedroom 1

11' x 9' 5" (3.35m x 2.87m)

Window to rear. Fitted wardrobe. Radiator.

Bedroom 2

11' x 7' 11" (3.35m x 2.41m)

Window to rear. Radiator.

Bathroom

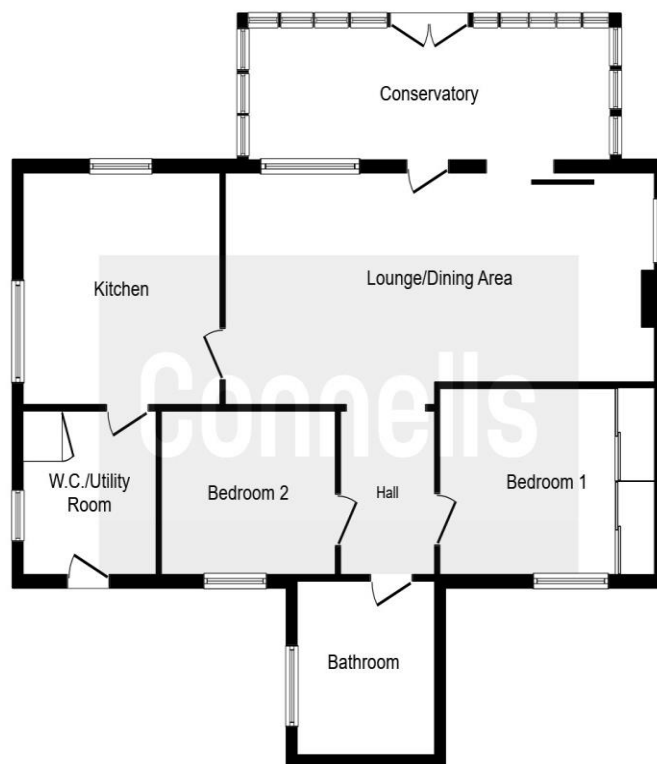
Window to side. Suite of: WC, washbasin and bath. Radiator.

Outside

The bungalow sits back from the road with a hard-standing drive leading to a carport. It sits on a large plot with delightful country views making any improvements worthwhile. The garden is abundant with established planting, trees and borders.

There is also a greenhouse and shed.





Floor Plan

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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T 01795 533544
E faversham@connells.co.uk

7 Market Place
FAVERSHAM ME13 7AG

Property Ref: FAV101384 - 0007

Tenure: Freehold

EPC Rating: E

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