



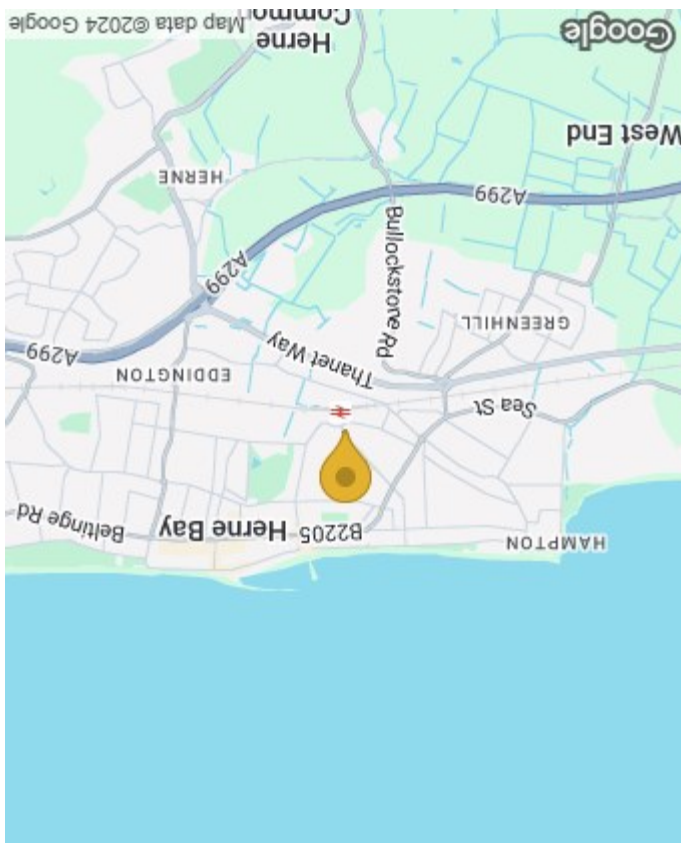
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Total area: approx. 63.8 sq. metres (686.2 sq. feet)



Detached Bungalow
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England & Wales		England & Wales	
EU Directive 2002/91/EC	Current	EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A (92 plus)	Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)	Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)	Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)	Not energy efficient - higher running costs	D (55-68)
	E (39-54)		E (39-54)
	F (21-38)		F (21-38)
	G (1-20)		G (1-20)



1a Albany Drive
Herne Bay, CT6 8PR



Working for you and with you

**1a Albany Drive
Herne Bay, CT6 8PR**

TOTALLY UNIQUE FIND - 3 YEAR OLD BUNGALOW.

Immaculate throughout this attractive home is ready to move straight in.

A generous open plan living space is flooded with natural light creating a more relaxed social layout and smart entertaining space. French doors open to an attractive low maintenance, Southerly facing, courtyard garden, a lovely tranquil setting to enjoy a cup of coffee or glass of wine in the evening.

The stylish accommodation comprises central entrance hall complete with a very useful large storage cupboard, two double bedrooms and a contemporary four-piece bathroom adding a touch of luxury to this appealing property.

Conveniently located, this home offers both style and practicality with the railway station and nearest bus stop literally a minute or two on foot and an array of local convenience stores nearby. The pebble beach, cafes and more extensive shopping facilities are just over half a mile.

Enjoy and embrace a super coastal lifestyle in a classic seaside town.

£385,000



Entrance Hall

16'6" x 4'9" max narr to 3'6" (5.05m x 1.45m max narr to 1.07m)

Upvc double glazed entrance door. Radiator. Storage cupboard with double doors housing combination gas boiler. Thermostat control for central heating. Double power point. Loft access via fitted ladder to boarded loft with light. Downlighters. LVT flooring.

Open Plan Living Space

22'8 x 13'6 (6.91m x 4.11m)

Kitchen/Dining Area: Upvc double glazed window to the front. Matching range of wall, base and drawer units. Concealed under unit lighting. Worktop and matching upstand with inset sink and mixer tap. Gas hob with extractor above and fan assisted electric oven below. Integrated fridge/freezer. Integrated washing machine.

Lounge Area: Upvc double glazed French doors to the rear garden with Upvc double glazed windows to either side. Radiator. Television point, telephone point and USB points. Inset downlighters.

LVT flooring throughout.

Bedroom 1

14'1 x 9'11 (4.29m x 3.02m)

Upvc double glazed window overlooking the rear garden. Radiator. Television and telephone points.

Bedroom 2

10'11 x 8'10 (3.33m x 2.69m)

Upvc double glazed window to the front. Radiator. Television point, telephone point and USB points.

Bathroom

8'9 x 5'7 (2.67m x 1.70m)

Upvc double glazed obscure window to the side. Suite comprising bath with mixer tap and hand held shower attachment, corner shower with mains operated shower unit and extractor above, vanity unit with inset wash hand basin with illuminated mirror above and concealed cistern WC. Chrome heated towel rail. Downlighters. Partially tiled walls and tiled floor.

Rear Garden

Laid to paving with established planting in dedicated flower border. External power points. Discreet soffit lighting. Gated pedestrian side access.

Front Garden

Predominantly laid to block paving providing off road parking for 2 cars. Established flower/shrub bed. Discreet bin storage. Exterior tap. Pedestrian gate to the rear garden.

Tenure

This property is freehold.

Council Tax Band

Band C: £1,952.69 2024/25

We suggest interested parties make their own investigations.

Location and Amenities

Herne Bay is a traditional coastal town offering a wide range of amenities including seaside cafes, retail outlets, a swimming pool and cinema and a selection of water sports activities to name but a few.

The nearby railway station provides services to London and coastal towns to Ramsgate.

The A299 merging with the M2/A2 road networks is easily accessible.

