

KE



79 Hampton Pier Avenue, Herne Bay, CT6 8DY

£395,000

- Really Superb Location With The Beach On Your Doorstop
- Lovely, Sunny Garden
- Great Living Space And Two Good Bedrooms
- Drive And Garage
- Perfect Retirement Bungalow

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Situated just a minute or two from the beach, this bungalow is located on one of the finest roads in coastal Herne Bay, making it an ideal location for those who appreciate the beauty of seaside living. The area boasts a friendly community atmosphere, with local amenities and attractions within easy reach.

Offering a blend of comfort and potential, the bungalow features nicely set out living space with a rear extension from the lounge creating a lovely reception room, fitted kitchen, shower room and two well-proportioned bedrooms, making it ideal for small couples, or those seeking a peaceful retreat by the coast.

Step outside to discover a sunny rear garden, a perfect spot for enjoying the outdoors, whether it be for gardening, hosting summer barbecues, or simply soaking up the sun. The garden offers a wonderful opportunity for personalisation, allowing you to create your own outdoor oasis.



Council Tax Band: C



Porch

Entrance Hall

Bedroom 2

11'4 x 8'3

Bedroom 1

11'9 x 13'8

Shower Room

Dining Room

11'3 x 13'8

Sitting Room

11'5 x 13'8

Kitchen

8'3 x 12'3

OUTSIDE

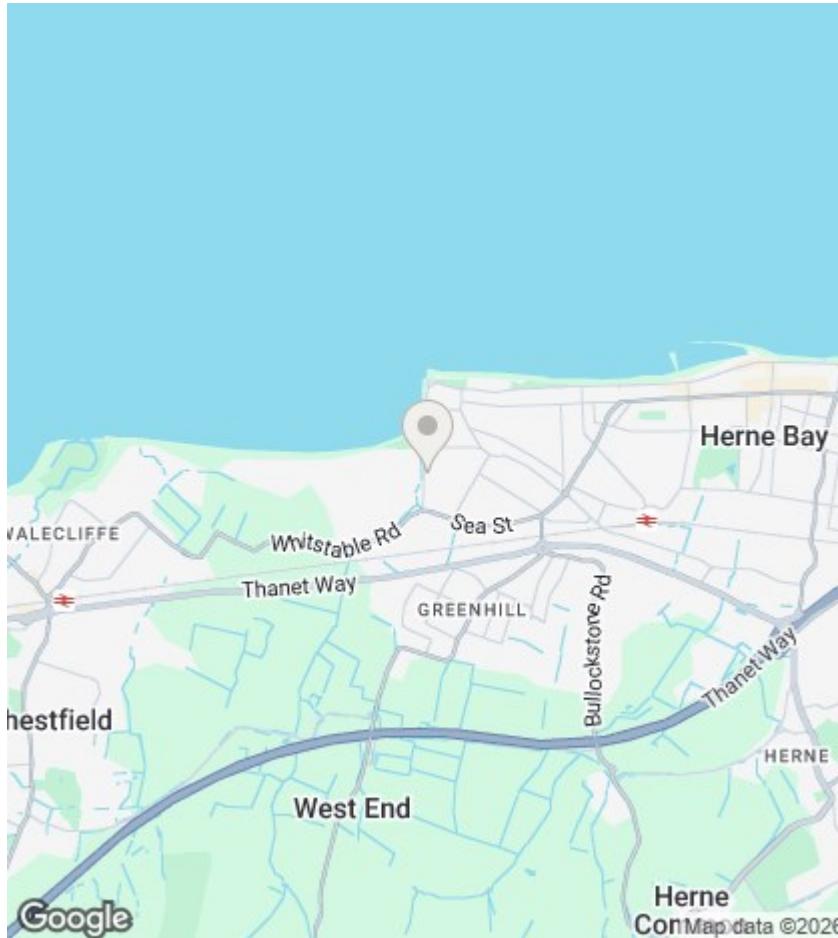
Garage

Driveway

Rear Garden

COUNCIL TAX BAND C

NB: At the time of advertising these draft particulars are awaiting approval from our sellers



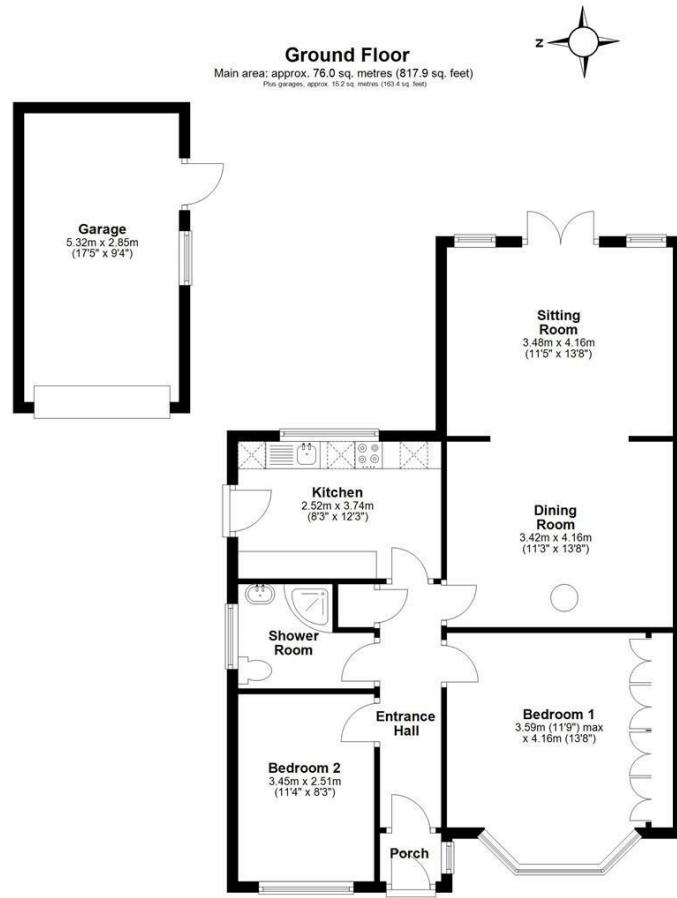
Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Main area: Approx. 76.0 sq. metres (817.9 sq. feet)
Plus garages, approx. 15.2 sq. metres (163.4 sq. feet)