

KE



3 Brooklands Close, Herne Bay, CT6 8AW

£400,000

- Two Bedroom Detached Bungalow
- Walking distance to beach, amenities and local transport
- Peaceful Location nestled in Studd Hill
- Vacant possession/No onward chain

3 Brooklands Close, Herne Bay CT6 8AW

Nestled in the tranquil setting of Studd Hill, this charming detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property is set in a quiet neighbourhood, allowing for a serene lifestyle while still being within easy reach of local amenities and the beautiful coastline. This delightful home presents an excellent opportunity for those looking to enjoy single-storey living in a sought-after area. Being offered with vacant possession and on onward chain.



Council Tax Band: C



GROUND FLOOR

Entrance Hall

Bedroom One

16'4 x 8'11

Bedroom Two

12'2 x 8'11

Living Room

16'1 x 11'1

Kitchen

12'9 x 11'5

Shower Room

7'2 x 6'6

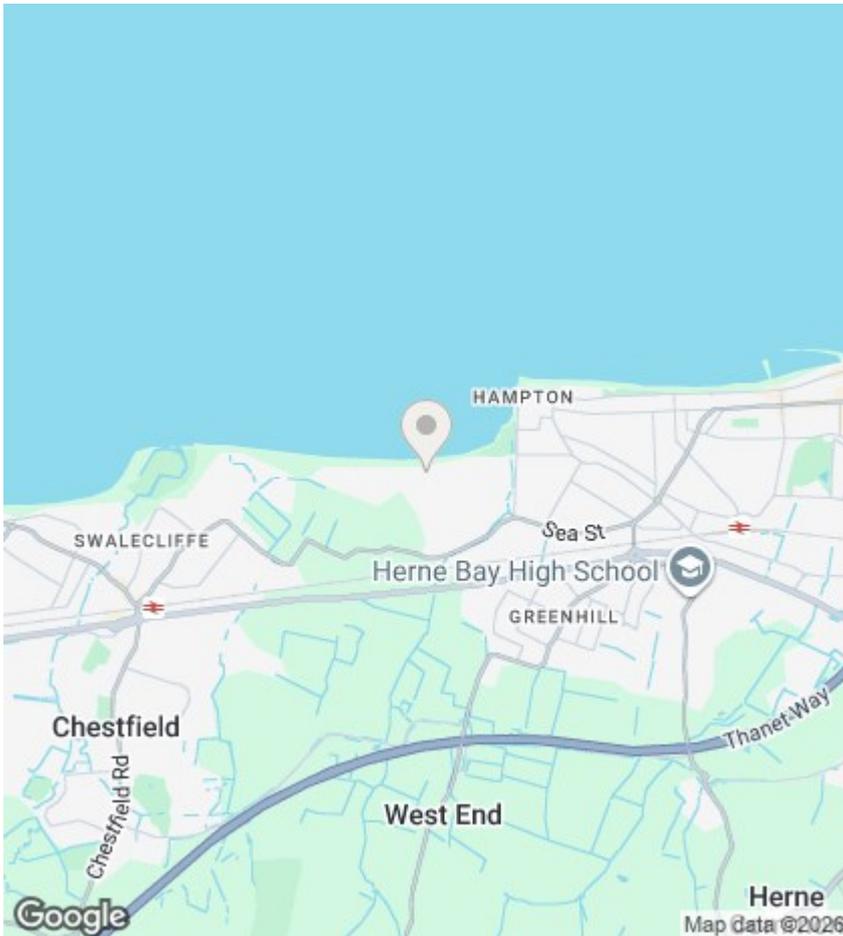
OUTSIDE

Rear Garden

Generous sized rear garden

COUNCIL TAX BAND C

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



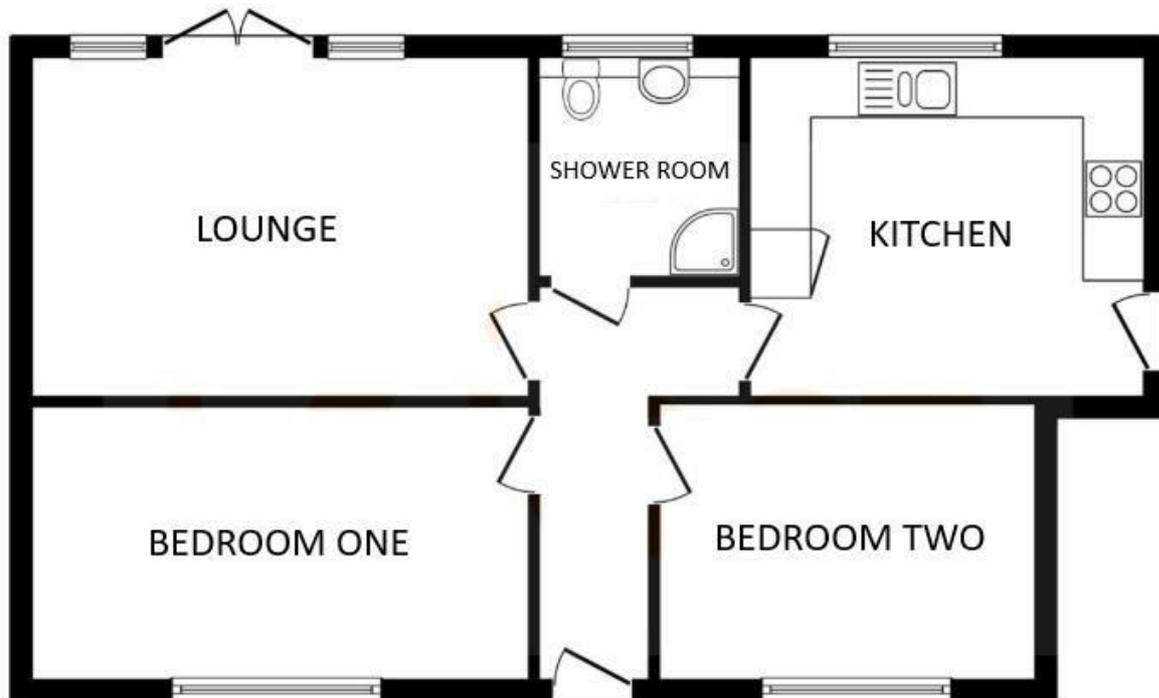
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(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	



Floor Plan

Floor area 64.9 m² (699 sq.ft.)