



**1 Fleetwood Avenue, Herne Bay, CT6 8QN**  
**Offers in excess of £395,000**





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### Offers in excess of £395,000

Positioned on the ever-popular Fleetwood Avenue in Herne Bay, this distinctive detached residence offers a wonderful balance of space, flexibility, and convenience—just a short stroll from the station, making it ideal for anyone commuting to London.

Lovingly maintained to a good standard, the home now presents an exciting opportunity for those wishing to modernise and add their own personal touch. The versatile ground floor layout includes a welcoming lounge that opens into the kitchen and dining area, perfect for family life and entertaining alike. A study and an additional bedroom on this level provide excellent flexibility, allowing you to adapt the space to suit your lifestyle—whether that's working from home, hosting guests, or creating a snug retreat.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with its own en suite shower room. The family bathroom features a charming Avocado suite, and there's a separate WC for added convenience.

Outside, the property offers ample parking enclosed by attractive metal railings. The courtyard, accessed directly from the kitchen/dining area, provides a private, low-maintenance space to unwind or enjoy outdoor dining.

A detached brick-built garage/outbuilding to the rear offers further potential—subject to planning—to create an annexe, studio, or workshop.

With no onward chain, this one-of-a-kind home on Fleetwood Avenue invites you to bring new life to its timeless charm and enjoy a fantastic location close to the coast, town, and excellent transport links.



## Description

EPC Rating D

Council Tax Band D

Tenure Freehold

Lounge

11'5" x 13'11"

Kitchen

13'8" x 11'5"

Reception/ Bedroom Four

Hallway

5'4" x 12'9"

Office

5'2" x 13'2"

Bedroom One

10'5" x 11'6"

Bedroom Two

11'0" x 10'7"

Bedroom Three

10'9" x 12'1"

Wash room

5'9" x 2'3"

Bathroom

5'3" x 5'8"

Shower room

4'11" x 6'2"

Outbuilding

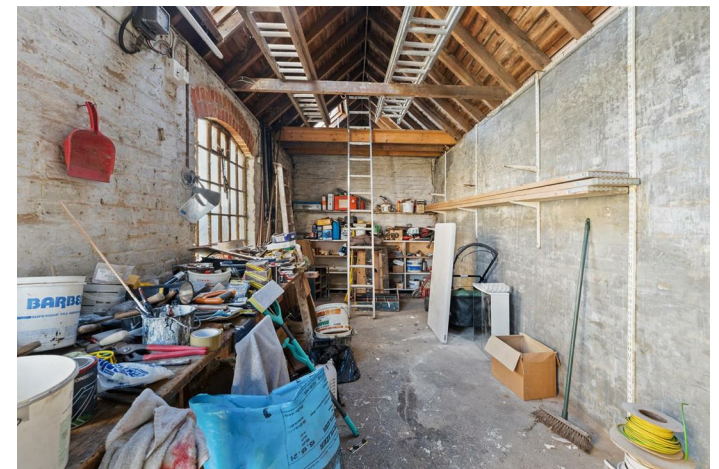
8'2" x 33'1"

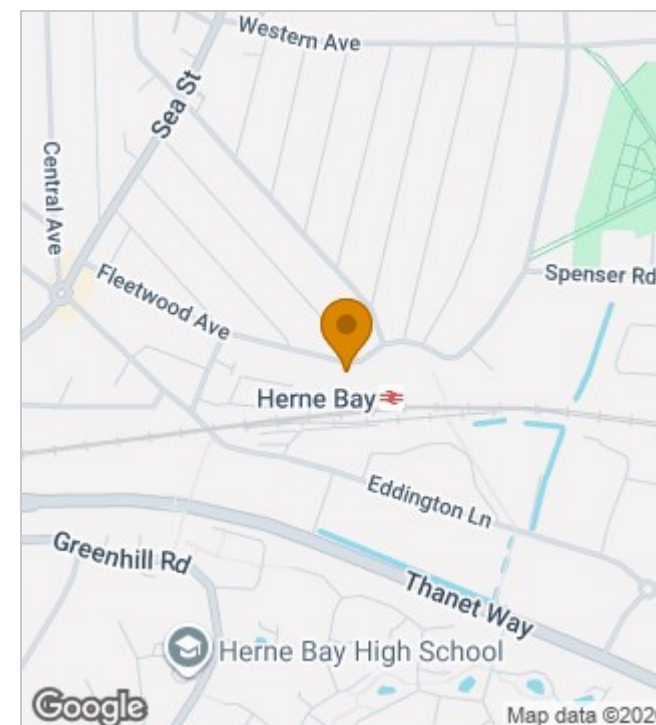
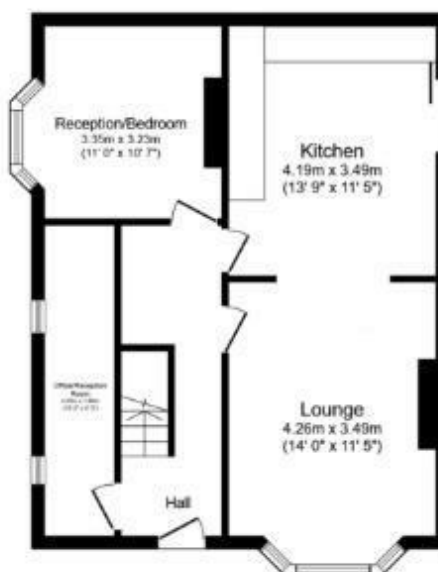
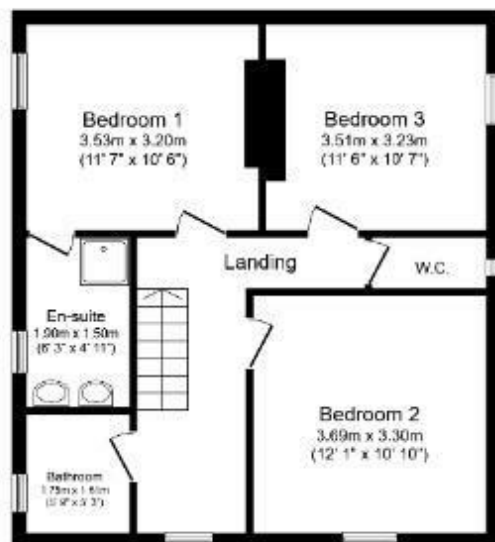
Store Area

6'11" x 8'3"

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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 prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not 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 hold the copyright to all advertising material used to market this property.