



52 Sandown Drive, Herne Bay, CT6 8QJ
Offers in excess of £300,000



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Situated on the ever-popular Sandown Road in Herne Bay, this detached two-bedroom bungalow offers an excellent opportunity for buyers looking to put their own stamp on a property. Requiring some modernisation and TLC throughout, the home is offered with vacant possession and presents fantastic potential.

The accommodation comprises two well-proportioned bedrooms positioned to the front of the property. The principal bedroom benefits from built-in wardrobes and an en-suite bathroom featuring a corner bath. A separate modern shower room serves the remainder of the home.

The lounge is centrally located and provides a comfortable living space, with double doors opening into the conservatory, creating a bright and airy feel. To the rear of the property, the kitchen/breakfast room offers ample space for dining and also features double doors leading into the conservatory, making it an ideal area for entertaining and everyday living.

Externally, the property enjoys a low-maintenance rear garden, while the front boasts a mature garden and off-road parking.

Offered for sale with vacant possession, this bungalow presents an exciting opportunity to create a wonderful home in a sought-after residential location close to local amenities, transport links and the seafront.

Description

- Lounge
10'69 x 12'98
- Kitchen/Breakfast Room
17'5 x 9'4
- Conservatory
18'40 x 10'87
- Bedroom
14'3 x 9'5
- Bedroom
9'9 x 9'42
- En Suite Bathroom
9'8 x 7'52
- Shower Room/WC
5'85 x 5'65
- Council Tax Band B
- EPC Rating D
- Tenure: Freehold

Herne Bay – Seaside Living Redefined
Nestled on Kent's picturesque north coast, Herne Bay offers the charm of a traditional seaside town combined with the ease of modern living. Just over 90 minutes from London by train, with excellent connections via the A299 and M2, Herne Bay provides an ideal balance: the tranquility of the coast with swift access to the capital and beyond.

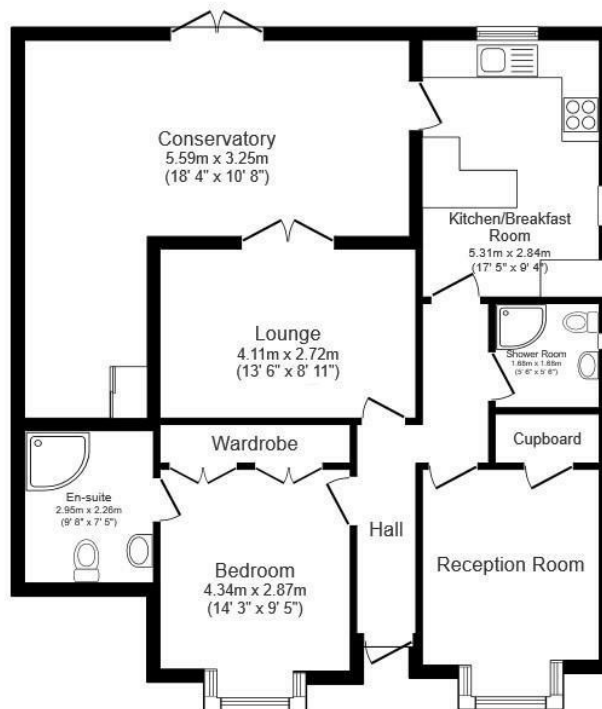
A Vibrant Seafront Lifestyle
The seafront is the town's crown jewel – a sweeping promenade lined with colourful beach huts, expansive shingle beaches, and uninterrupted sea views. Residents enjoy invigorating morning walks along the pier, leisurely afternoons on the beach, and golden sunsets across the bay. For those with an active lifestyle, sailing, paddleboarding, and cycling along the coastal trails are on the doorstep.

Dining & Social Experiences
Herne Bay has evolved into a hub of sophisticated seaside dining. From elegant seafood restaurants serving the day's catch to stylish cafés and wine bars perfect for evening gatherings, the town offers a growing collection of culinary highlights. Local bistros and family-run establishments sit alongside contemporary eateries, creating a dining scene as diverse as it is refined.

Things to See & Do
Life in Herne Bay is steeped in heritage and leisure. Explore the iconic clock tower, one of the oldest purpose-built seaside landmarks in the UK, or Reculver Towers. Boutique shops, art galleries, and weekly markets bring a sense of community vibrancy, while nearby Whitstable and Canterbury offer further opportunities for further Boutiques and High Street shopping.

The Essence of Seaside Living
Herne Bay embodies coastal living at its finest – a blend of relaxation, recreation, and refinement. With the sea at the heart of daily life and London within easy reach, it's the perfect location for those seeking a stylish seaside retreat without compromising on connectivity or convenience.

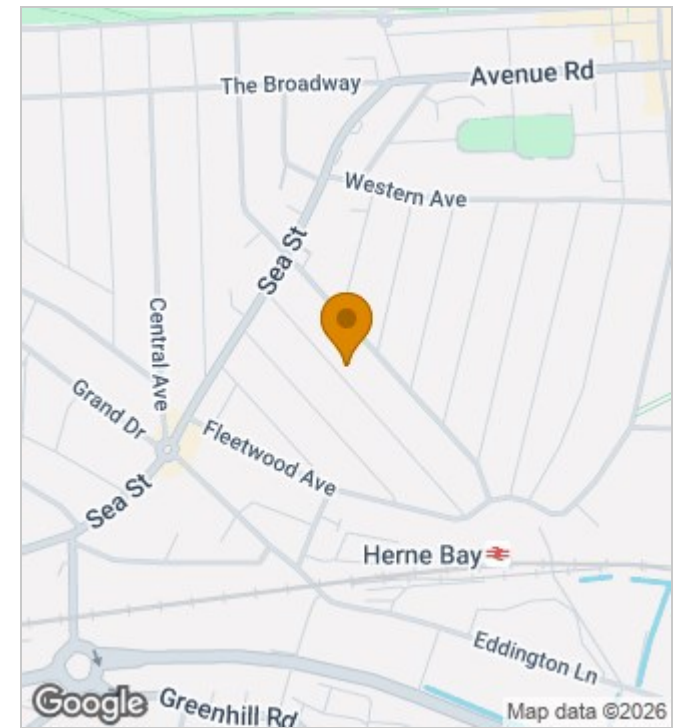




Floor Plan

Total floor area: 90.5 sq.m. (974 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	72
England & Wales	EU Directive 2002/91/EC	

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