KE

32 Bishopstone Drive, Herne Bay, CT6 6RE

£425,000

- Two Bedroom Detached Chalet Bungalow With Loft Room.
- Large Outbuilding And Double Garage
- Walking Distance to Beach
- Popular Location of Bishopstone
- Generous Sized Garden
- Planning Permission Granted For A Ground Floor Extension.

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

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Offered with no onward chain, this detached chalet-style property occupies a highly sought-after position in a coastal village, just moments from the seafront, beach, local amenities, and with convenient transport links to Herne Bay, popular Whitstable with it's working harbout and the Cathedral City of Canterbury.

The existing chalet provides a versatile and characterful layout, including ground-floor living accommodation and an open-plan lounge with a spiral staircase rising to a first-floor loft room.
A modern kitchen and bathroom are already in place, offering a comfortable base whether you choose to occupy, extend, or redevelop. Planning permission has been granted for a single-storey extension (Canterbury City Council ref: CA/23/00530), with plans available for inspection.

Externally, the property benefits from a substantial plot that opens up significant development possibilities. There is clear potential for redevelopment or even subdivision (subject to the necessary consents) to create two separate dwellings.

A double garage and additional outbuildings further enhance the flexibility on offer. A detached cabin, which has been granted change of use, provides immediate scope for ancillary accommodation or a variety of alternative uses. Together, the outbuildings lend themselves to options such as a self-contained annex, home office or business premises, or additional residential space, depending on requirements and permissions.

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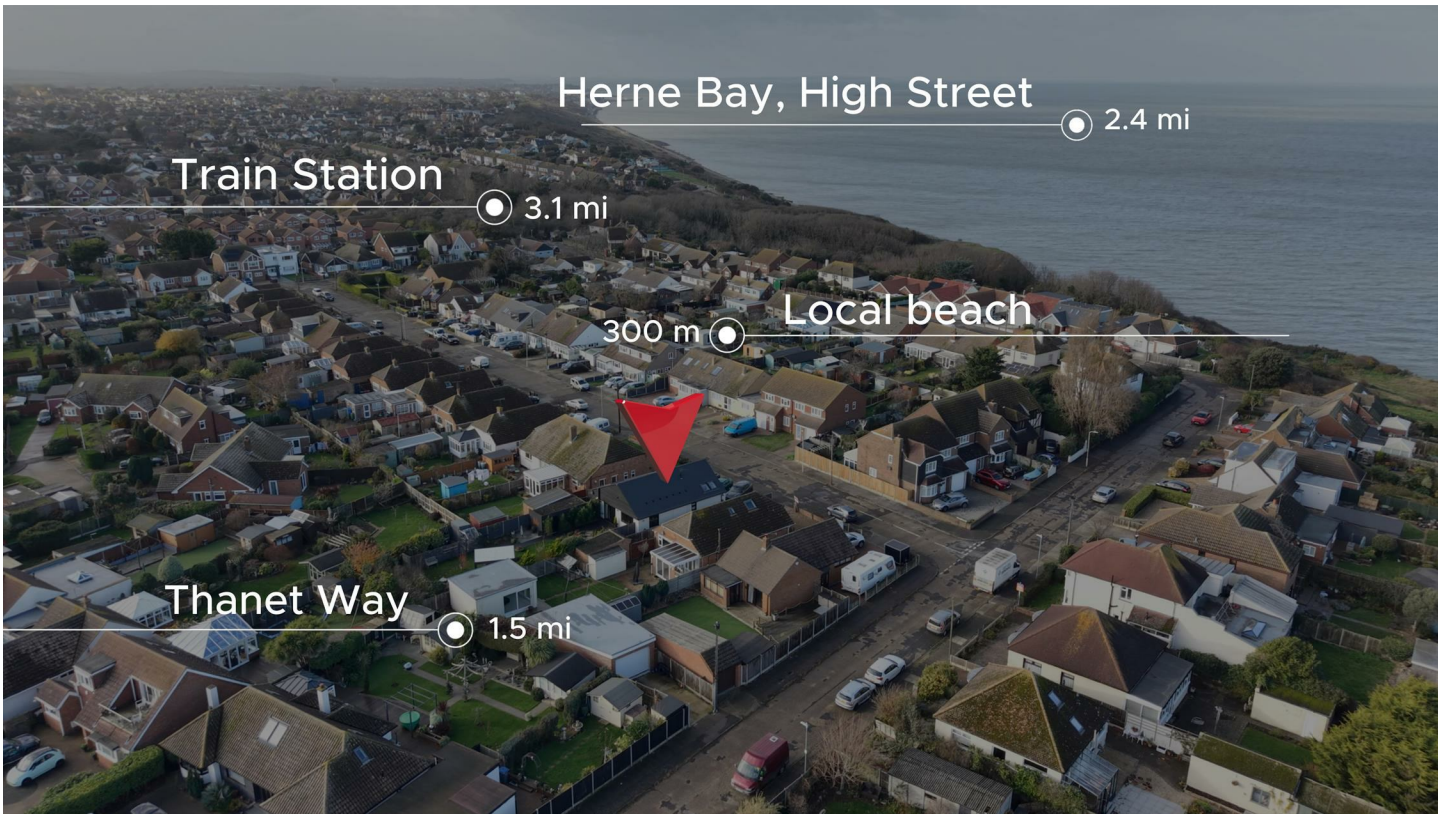
Council Tax Band: D



GROUND FLOOR

Porch

Hallway
18'10 x 9'4

Kitchen
9'3 x 11'3

Pantry
3'5 x 5'5

Living Room
14'3 x 11'3

Dining Area
10'3 x 10'9

Conservatory
8'11 x 10'9

Shower Room
8'0 x 5'5

Bedroom
14'10 x 11'3

Bedroom
10'7 x 10'1

FIRST FLOOR

Landing
7'4 x 10'1

Loft room.
11'7 x 15'8

Shower Room
7'4 x 10'1

OUTSIDE

Rear Garden

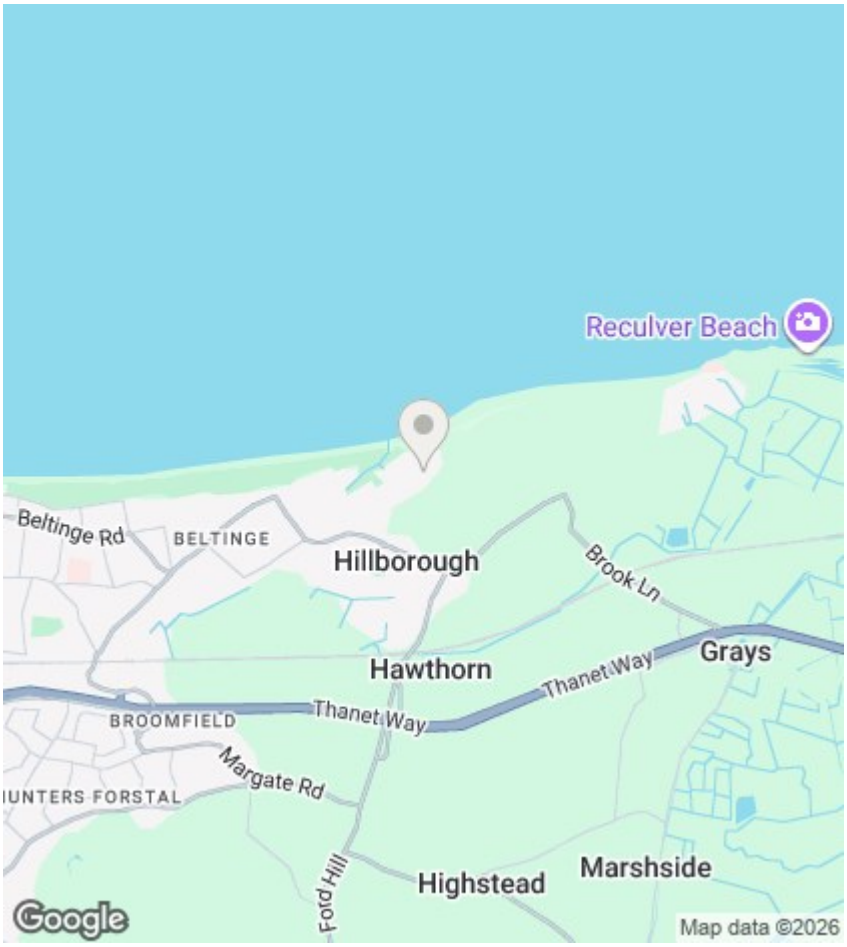
Outbuilding

Driveway

Double Garage

COUNCIL TAX BAND D

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

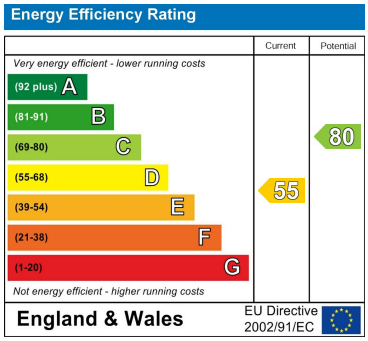


Viewings

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

EPC Rating:

D



TOTAL: 983 sq. ft
1st floor: 983 sq. ft
EXCLUDED AREAS: WALLS: 72 sq. ft

TOTAL: 150 sq. ft
1st floor: 150 sq. ft
EXCLUDED AREAS: LOW CEILING: 128 sq. ft, WALLS: 39 sq. ft

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