

KE



68 Pier Avenue, Herne Bay, CT6 8PG

£650,000

- Five Bedroom Detached Modern Family Home
- Located in Central Herne Bay with all Amenities close by
- Modernised Throughout to a Very High Standard
- Landscaped Garden with Self Contained Studio
- Walking Distance to Train Station and Bus Stops
- Viewing Comes Highly Recommended

68 Pier Avenue, Herne Bay CT6 8PG

Nestled in the heart of Herne Bay on Pier Avenue, this splendid five-bedroom detached house offers a perfect blend of modern living and convenience. Recently modernised throughout, the property boasts two/three inviting reception rooms, providing ample space for both relaxation and entertaining.

The spacious kitchen/diner is a highlight, designed to be the heart of the home, where family meals and gatherings can be enjoyed. Each of the five bedrooms is generously sized, ensuring comfort for all family members. The master suite features an en suite dressing room and shower room, adding a touch of luxury to daily living.

Outside, the landscaped garden presents a serene retreat, ideal for outdoor activities or simply unwinding in the fresh air. Additionally, a self contained cabin with its own entrance is included, providing a versatile space that can be used for a home office or hobby area or business venture.

This family home is conveniently located, with a train station and public transport options just a short distance away, making commuting and exploring the surrounding areas effortless. With its modern features and prime location, this property is an excellent opportunity for those seeking a spacious and stylish family residence in Herne Bay.



5



2



2



C

Council Tax Band: C



GROUND FLOOR

Hallway

19'6" x 9'11"

Upvc door to front,

Cloakroom

Low flush wc, wash hand basin

Kitchen/Dining Room

19'10" x 18'1"

Large central island, extensive range of contemporary wall and base units with quartz worktops, selection of Neff appliances, inset sink with Quooker boiling tap, bi fold doors leading out to the landscaped rear garden

Office/Bedroom Five

12' x 9'7"

Double glazed window to front, fitted wardrobes

Living Room

19' x 10'8"

Bespoke built in storage, french doors leading to a day room currently used as a playroom

Day Room

11'11" x 9'

Double glazed windows and bi fold doors to rear garden

FIRST FLOOR

Landing

Velux window

Bedroom One

17'6" x 12'1"

Floor to ceiling glazing to rear, velux window

Dressing Room

Bespoke fitted wardrobes

En Suite

Double glazed window to side, twin wash hand basins, wc, double shower

Bedroom Two

14'5" x 10'11"

Double glazed window to front

Bedroom Three

12'10" x 10'11"

Double glazed window to front

Bedroom Four

15'5" x 8'6"

Double glazed window to side

Bathroom

Double glazed window to side, panelled bath with built in television, separate walk in shower, wash hand basin and wc

OUTSIDE

Front Garden

Off street parking

Rear Garden

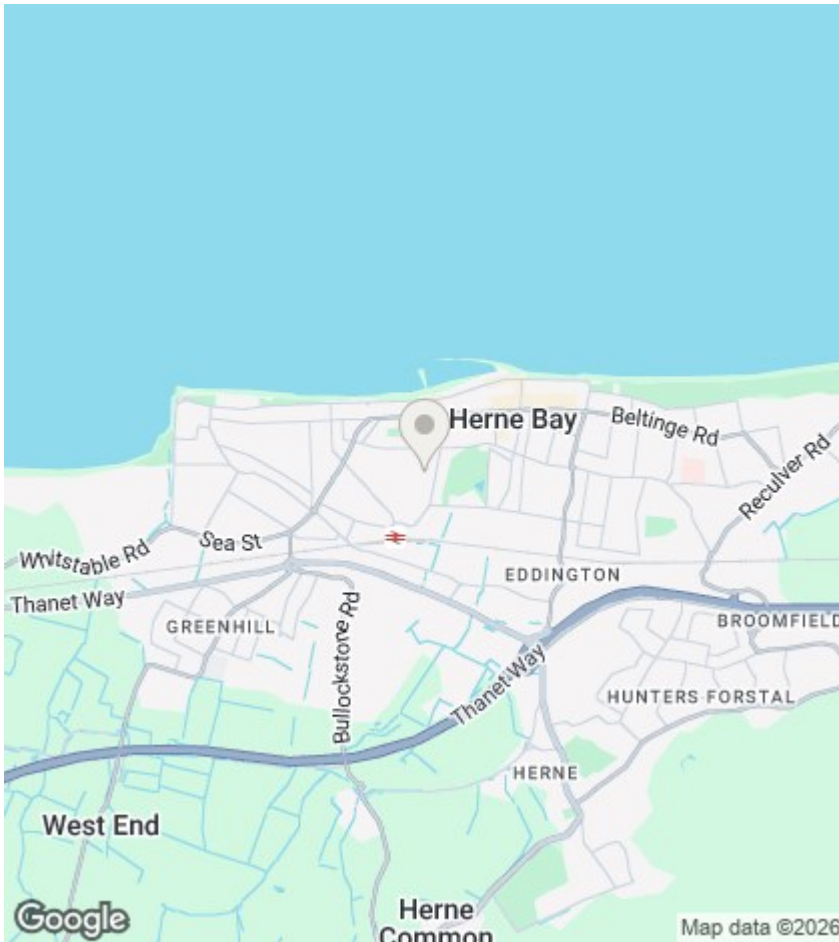
Decking leading to self contained studio with its own private entrance, patio area, storage area, astro, summer cabin

Garage

10' x 8'4"

Currently used for storage

COUNCIL TAX BAND C



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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

Pier Avenue, Herne Bay

Approximate Gross Internal Area = 163.75 sq m / 1762.59 sq ft

Garage = 7.69 sq m / 82.77 sq ft

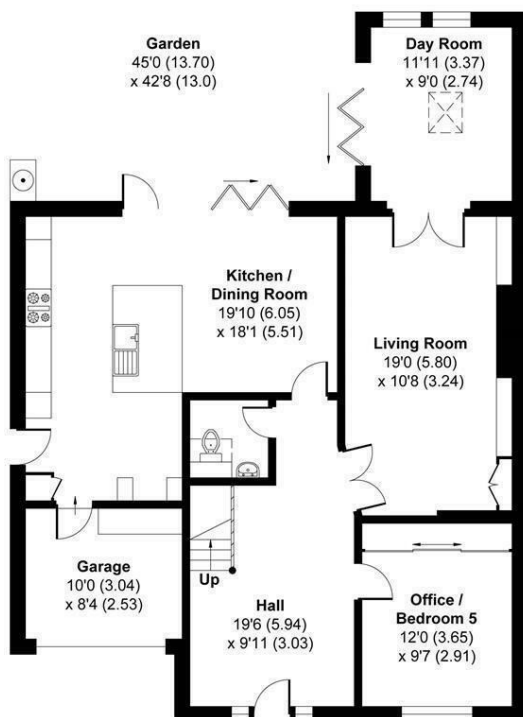
Studio = 16.19 sq m / 174.27 sq ft

Outbuilding = 4.37 sq m / 47.04 sq ft

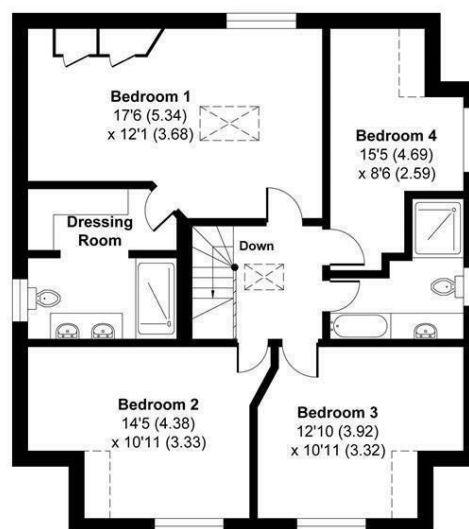
Total = 192.0 sq m / 2066.67 sq ft

For identification only - Not to scale

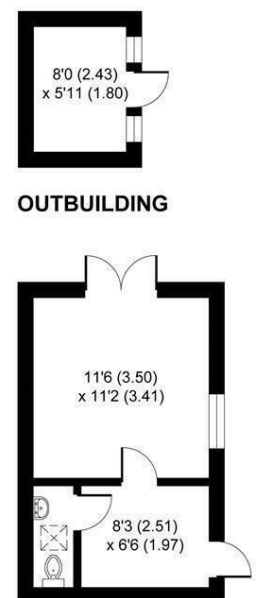
 = Restricted Head Height



GROUND FLOOR



FIRST FLOOR



STUDIO