



Humber Avenue, Studd Hill, Herne Bay, CT6 8AY

Offers In Excess Of £325,000

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

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KEY FEATURES

- Semi Detached Bungalow
- Two Bedrooms
- Off Road Parking
- No Forward Chain
- Extremely Close To The Seafront
- Open Plan Lounge/Kitchen
- Sunny Aspect Rear Garden
- Double Glazing

TENURE Freehold

COUNCIL TAX Band C

EPC RATING D (68)





About this home

Situated in a sought-after position on Humber Avenue in Studd Hill, Herne Bay, this two bedroom semi-detached bungalow is ideally located just moments from the seafront, with the beach positioned at the end of this peaceful no through road. Enjoying sea views from the driveway and offered with no forward chain, the property presents an excellent opportunity for those seeking a coastal home, holiday retreat or downsizing option close to the water.

Internally, the accommodation is well arranged and features a spacious open plan lounge/kitchen/dining area across the rear of the property, creating a sociable and light-filled living space. Both the lounge and kitchen provide access out to the rear garden, making the space ideal for everyday living and entertaining alike. Two bedrooms are positioned to the front of the property, while a modern family shower room completes the accommodation.

Outside, the property benefits from gardens to both the front and rear, with a block paved driveway providing off road parking.

The rear garden offers a private outdoor space to enjoy the coastal setting.

Studd Hill is a popular seaside location on the western side of Herne Bay, known for its direct access to the beach and relaxed coastal feel. Herne Bay town centre is within easy reach and offers a range of independent shops, cafes, restaurants and seafront attractions, while nearby transport links provide convenient access to Whitstable, Canterbury and London via Herne Bay railway station and the A299.







Key information



APPROX. FLOOR AREA
678 sq ft (63 sq m)



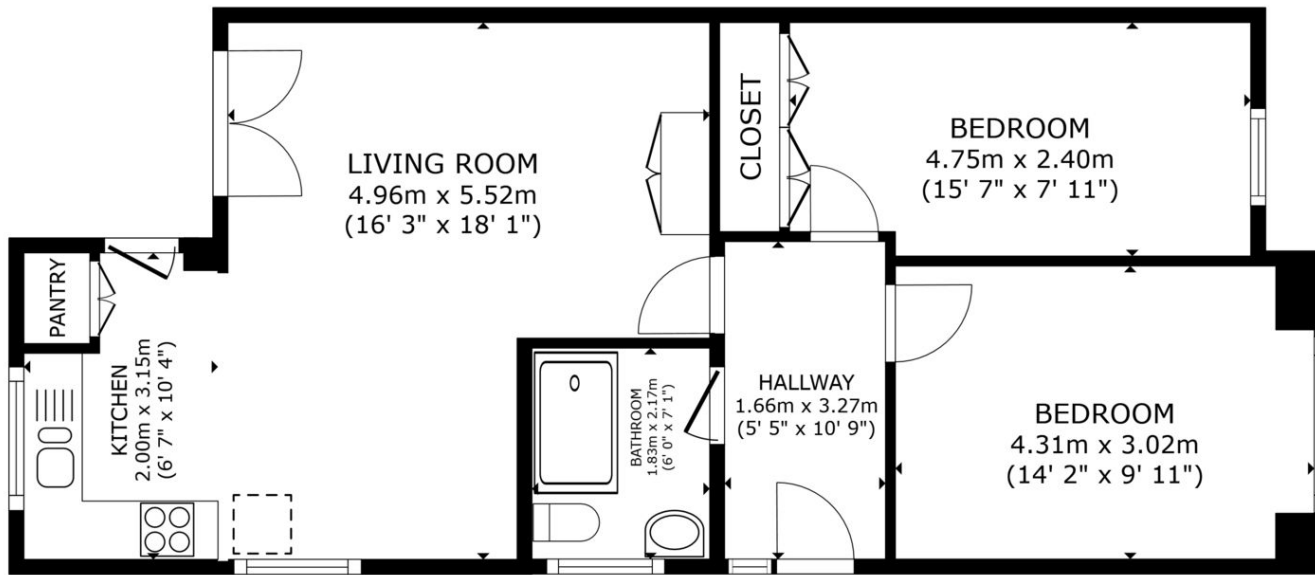
EPC RATING
D (68)



COUNCIL TAX
Band C



TENURE
Freehold



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 66.6 m² (717 sq.ft.)
TOTAL : 66.6 m² (717 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Take the 3D tour
Scan to walk through this home online, any time.

davidclarke dc

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Important notice: these particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, floor areas and floorplans are approximate and for illustration only, and should not be relied upon as statements of fact. Services, systems and appliances have not been tested and no guarantee is given as to their condition or working order. Fixtures and fittings are only included if mentioned. Buyers should make their own enquiries and inspection before proceeding.



Arrange a viewing

Call 01227 362248 or email mail@davidclarke.co.uk

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