

KE



17 Pier Avenue, Herne Bay, CT6 8PQ

£325,000

- Charming two-bedroom bungalow / off street parking
- Generous loft room with excellent potential
- Fantastic opportunity in a sought-after location with excellent transport links
- Prime location near Herne Bay station and moments from the seafront & town centre
- Scope to personalise & enhance subject to usual planning permissions

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A charming and well-positioned two-bedroom bungalow, ideally located within easy reach of Herne Bay railway station, the seafront and town centre.

The property offers well-proportioned and versatile accommodation, comprising an entrance porch, reception room, separate sitting room, two bedrooms, kitchen, bathroom and a useful utility room.

The property has a lovely homely feel, with plenty of potential for the new owner to personalise and make their own. The accommodation is particularly well suited to those looking for the convenience of single-storey living, whilst the additional loft room provides useful extra space for storage, hobbies or home working.

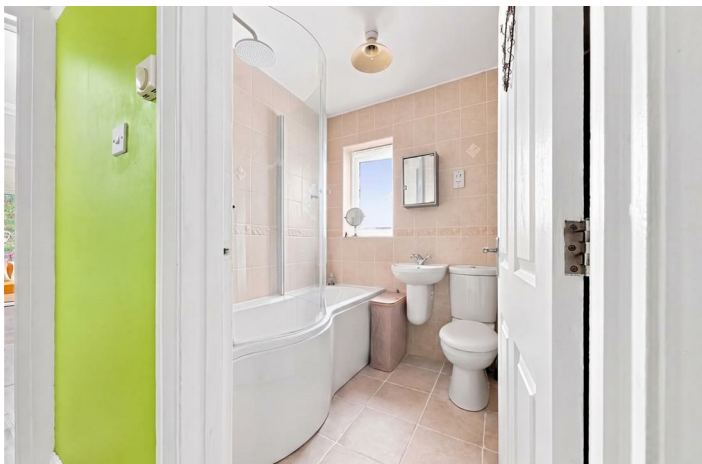
The loft room is accessed via stairs and offers a generous additional area. Please note that this space does not currently meet the necessary regulations for use as habitable accommodation and should not be considered as an additional bedroom.

The location is a particular highlight, with Herne Bay station, the town centre and the seafront all close by, providing excellent access to local amenities, shops, cafés, restaurants and the coast. The station also offers convenient connections for those commuting or travelling further afield.

A lovely opportunity to acquire a characterful bungalow in a sought-after and convenient Herne Bay location, with comfortable accommodation and scope for the new owner to add their own personal touches.



Council Tax Band: B



GROUND FLOOR

Entrance Porch

Reception Room

9'10 x 9'7

Sitting Room

10'5 x 9'6

Bathroom

Kitchen

8'7 x 9'7

Utility Room

8'10 6'10

Bedroom

7'5 x 9'6

Bedroom

8'10 x 12'3

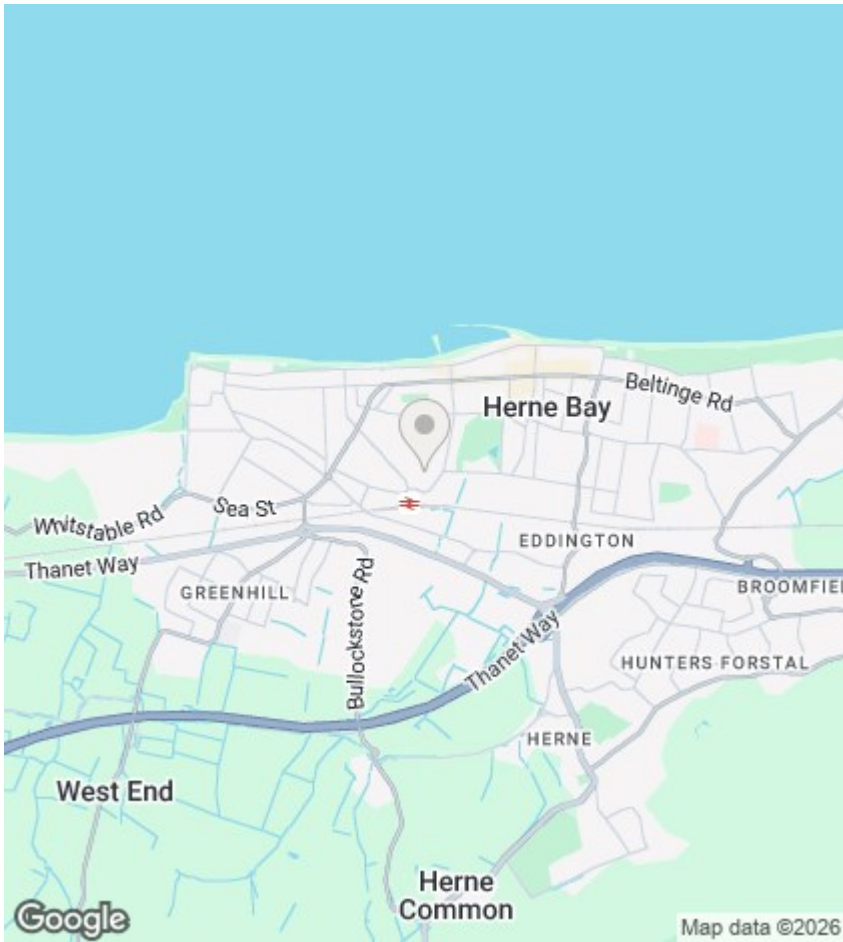
FIRST FLOOR ATTIC ROOM

11'8 x 13'4

OUTSIDE

Pretty Front And Rear Gardens

COUNCIL TAX BAND B



Viewings

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

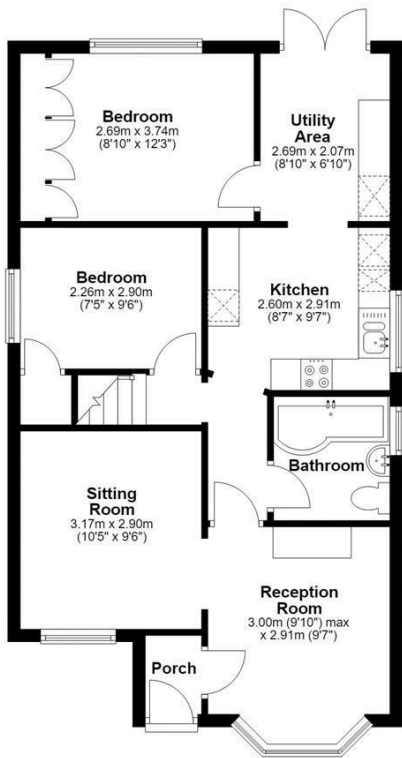
EPC Rating:

D

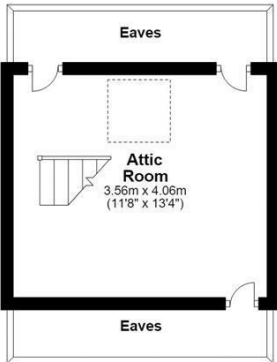
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 60.1 sq. metres (646.4 sq. feet)



First Floor
Approx. 14.4 sq. metres (155.5 sq. feet)
(excluding Eaves, Eaves)



Total area: approx. 74.5 sq. metres (801.9 sq. feet)