



**Connells**

Coventry Gardens  
Herne Bay

# Coventry Gardens Herne Bay CT6 6SD

for sale  
**£425,000**



Located in a sought-after residential area of Beltinge, just on the outskirts of Herne Bay, this well-presented bungalow on Coventry Gardens offers comfortable and versatile accommodation, ideal for those seeking single-level living close to local amenities and the coast.

The home is bright and welcoming throughout, with thoughtfully arranged living space designed for both practicality and comfort. The accommodation includes a lounge, providing an ideal space for relaxation and entertaining, alongside a well-appointed fitted kitchen offering storage and workspace.

The bungalow features three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite and built in wardrobes offering flexibility for a range of buyers including downsizers, couples, or those needing additional space for guests or home working. A modern family bathroom completes the internal layout.

Externally, the home benefits from a private rear garden, perfect for enjoying outdoor living and low-maintenance relaxation. To the front, there is off-road parking complete with garage and an attractive frontage, enhancing the overall appeal.

Herne Bay offers a relaxed coastal lifestyle with a wide range of amenities, including local shops, supermarkets, and well-regarded schools. The bungalow is ideally positioned within 0.2 miles of Reculver Drive Carpark and access to the seafront, while excellent transport links provide convenient access to Canterbury, Whitstable, and further afield.

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.*



## **ACCOMMODATION**

**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom One**

**En Suite Shower**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Outside**

**Driveway**

**Garage**

**Rear Garden**

**Shed**

**Outbuilding**

**Agent's Note**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendors of this property are Associates of an Employee of the Connells Group of companies









Total floor area 97.0 m<sup>2</sup> (1,044 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

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7 Market Place  
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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/FAV103462](http://connells.co.uk/Property/FAV103462)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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