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## 44 Carlton Hill, Herne Bay, CT6 8HW

£350,000

- Detached two-bedroom bungalow in the highly desirable Carlton Hill area
- Bright lounge opening into a sunny extension overlooking the garden
- Low-maintenance gardens ideal for retirement living or easy upkeep
- Just a short walk from the sea front, railway station, shops, and local amenities
- Newly fitted kitchen and stylish modern shower room finished to a high standard
- Potential to create off-road parking, subject to dropped kerb consent and permissions



# 44 Carlton Hill, Herne Bay CT6 8HW

Charming detached two-bedroom bungalow in the sought-after Carlton Hill area, ideally positioned just minutes from the sea front, railway station, and a convenient selection of local shops and amenities.

Beautifully presented throughout, this delightful home would perfectly suit a retired buyer or those seeking a peaceful and easy-to-manage property in a highly convenient coastal location. The bungalow has been lovingly maintained and enjoys a warm and welcoming feel from the moment you step inside.

The accommodation includes a homely lounge with log burner which flows openly into a bright and airy conservatory, creating a wonderful additional living space filled with natural light and overlooking the garden. The recently fitted kitchen offers a fresh and modern finish, while the stylish new shower room has been thoughtfully updated to a high standard.

Both bedrooms are well-proportioned, and the property is tastefully decorated throughout in neutral tones, allowing a new owner to move straight in and enjoy immediately. Outside, the attractive low-maintenance garden provides a pleasant area for relaxing or entertaining without the burden of extensive upkeep.

There is also potential to create off-road parking to the front of the property, subject to the necessary permissions for a dropped kerb being obtained by the new owners.

Offered for sale with no onward chain, this is a wonderful opportunity to acquire a comfortable and appealing coastal bungalow in a popular residential setting.



Council Tax Band: B



## **Ground Floor**

### **Entrance Porch**

Cupboard housing unit, laminate flooring.

### **Bedroom One**

12 x 9'6

Double glazed bay window to front, radiator.

### **Bedroom Two**

8'9 x 9'7

Double glazed window to front, laminate flooring, radiator.

### **Kitchen**

8'6 x 11

Fitted Modern kitchen, one and a half bowl sink unit, double glazed window to side, laminate flooring.

### **Sitting Room**

11'3 x 11'3

Double glazed bay window to side, radiator, feature fireplace.

### **Dining Room**

7'5 x 21'8

Two double glazed windows to rear, Patio doors leading out onto the garden, radiator.

### **Shower Room**

5'9 x 6'4

Modern shower, sink, low level WC, heated towel rail, double glazed frosted window to side.

## **Outside**

### **Rear Garden**

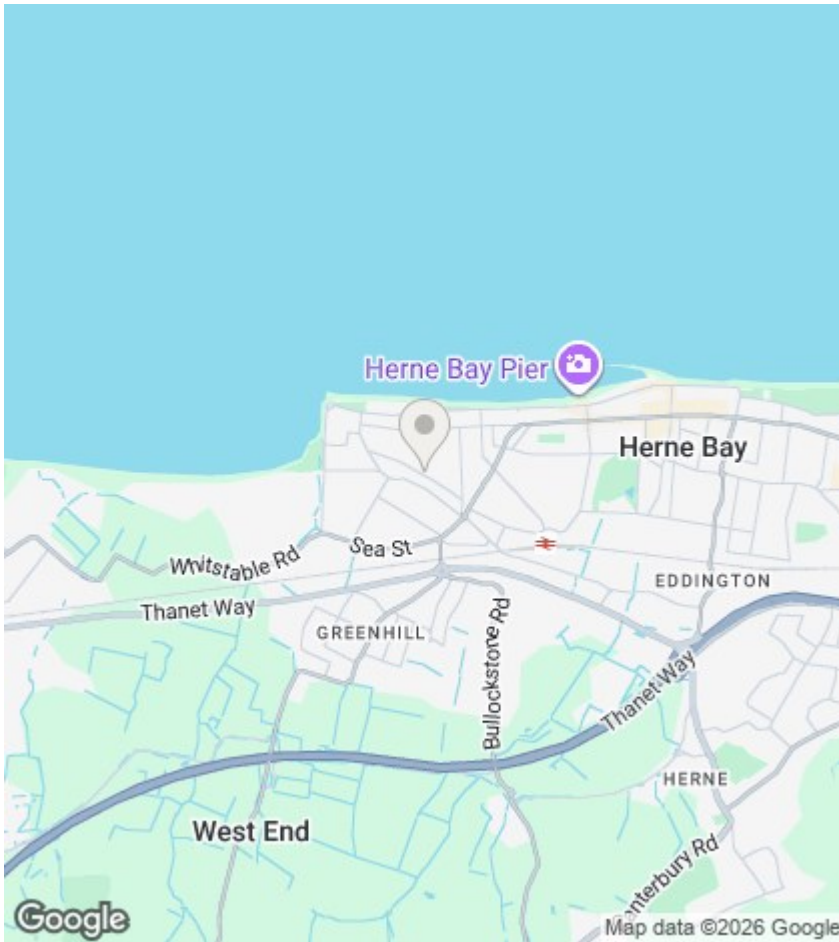
Delightful and manageable rear garden with outside tap, light and access to front.

### **Front Garden**

Area of enclosed frontage.

## **Full Description**

DRAFT DETAILS....This pretty double fronted detached bungalow is in a lovely location being just around the corner from Herne Bay's beautiful sea front, a cluster of shops and excellent road links to neighbouring Whitstable town and The Cathedral City of Canterbury. Fully refurbished to a high specification with a modern kitchen and shower room.



## Viewings

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

## EPC Rating:

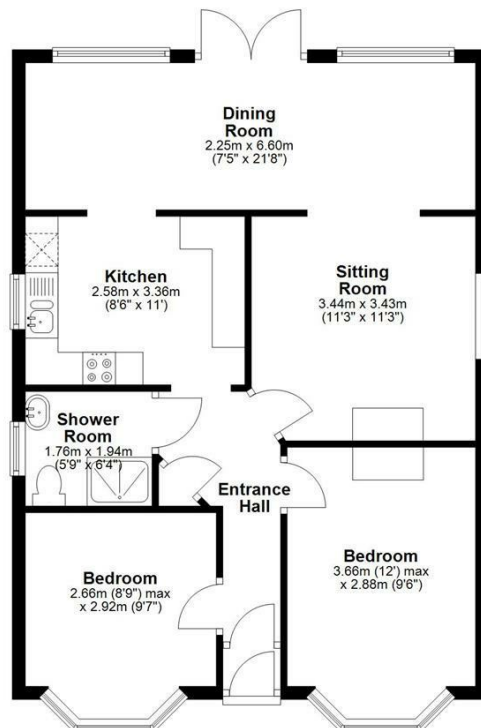
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Ground Floor

Approx. 65.7 sq. metres (706.9 sq. feet)



Total area: approx. 65.7 sq. metres (706.9 sq. feet)