

KE



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

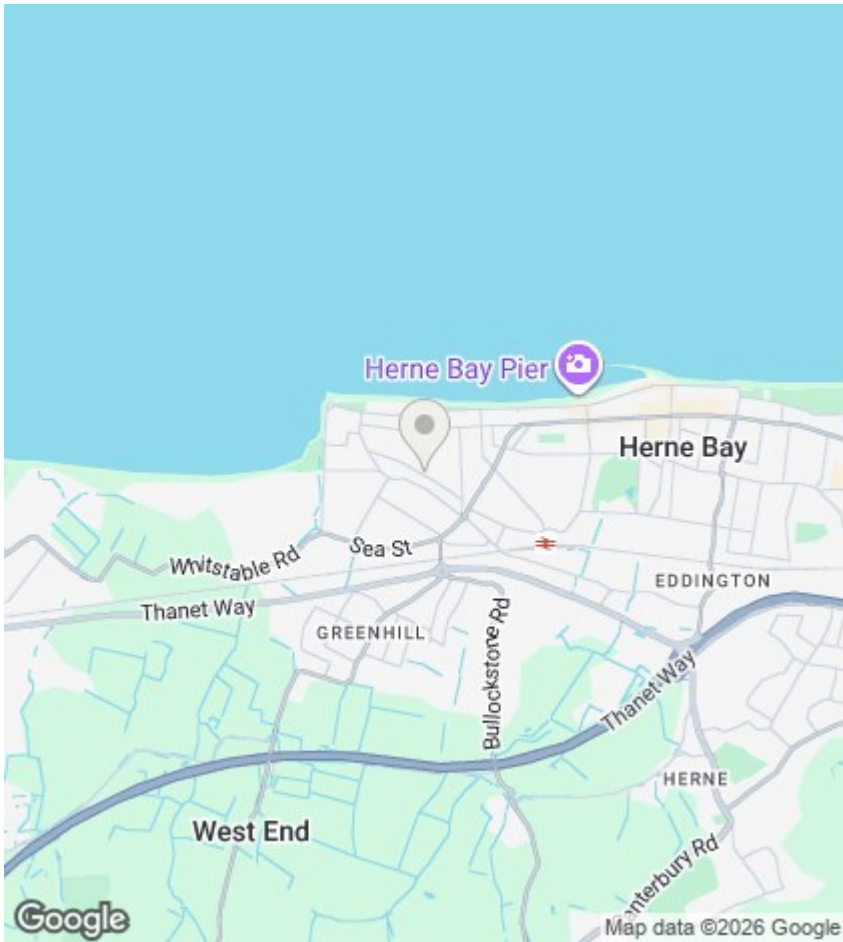
Delightful and manageable rear garden with outside tap, light and access to front.

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:

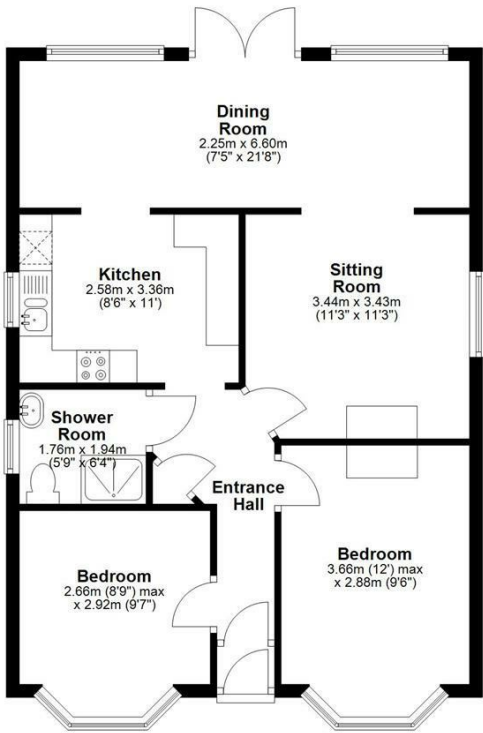
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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. 65.7 sq. metres (706.9 sq. feet)



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