

# KE



30 Alvis Avenue, Herne Bay, CT6 8AR

Offers In Excess Of £600,000

- Four Double-Bedroom Detached House
- Stunning Views Over Open Fields
- Large Separate Front Reception Room, Previously Configured as a Downstairs Bedroom
- Three Bathrooms
- Seafront Just Minutes Away
- Spacious Family Room Overlooking the Garden and Fields
- Adaptable Accommodation
- Ample Off-Street Parking

# 30 Alvis Avenue, Herne Bay CT6 8AR

Situated on Alvis Avenue in the much sought-after Studd Hill area of the charming coastal town of Herne Bay. This delightful four-bedroom detached house is presented in immaculate condition and offers a perfect blend of comfort and modern living. With beautiful views overlooking open countryside, the property is an ideal retreat for those seeking a peaceful lifestyle close to the sea.

Upon entering, a spacious entrance hallway leads through to a generous family room with stunning views across the open fields and bi-fold doors opening onto the garden. The open-plan kitchen, dining and living space creates a warm and inviting heart to the home, perfect for family life and entertaining. The well-appointed kitchen combines functionality with contemporary style.

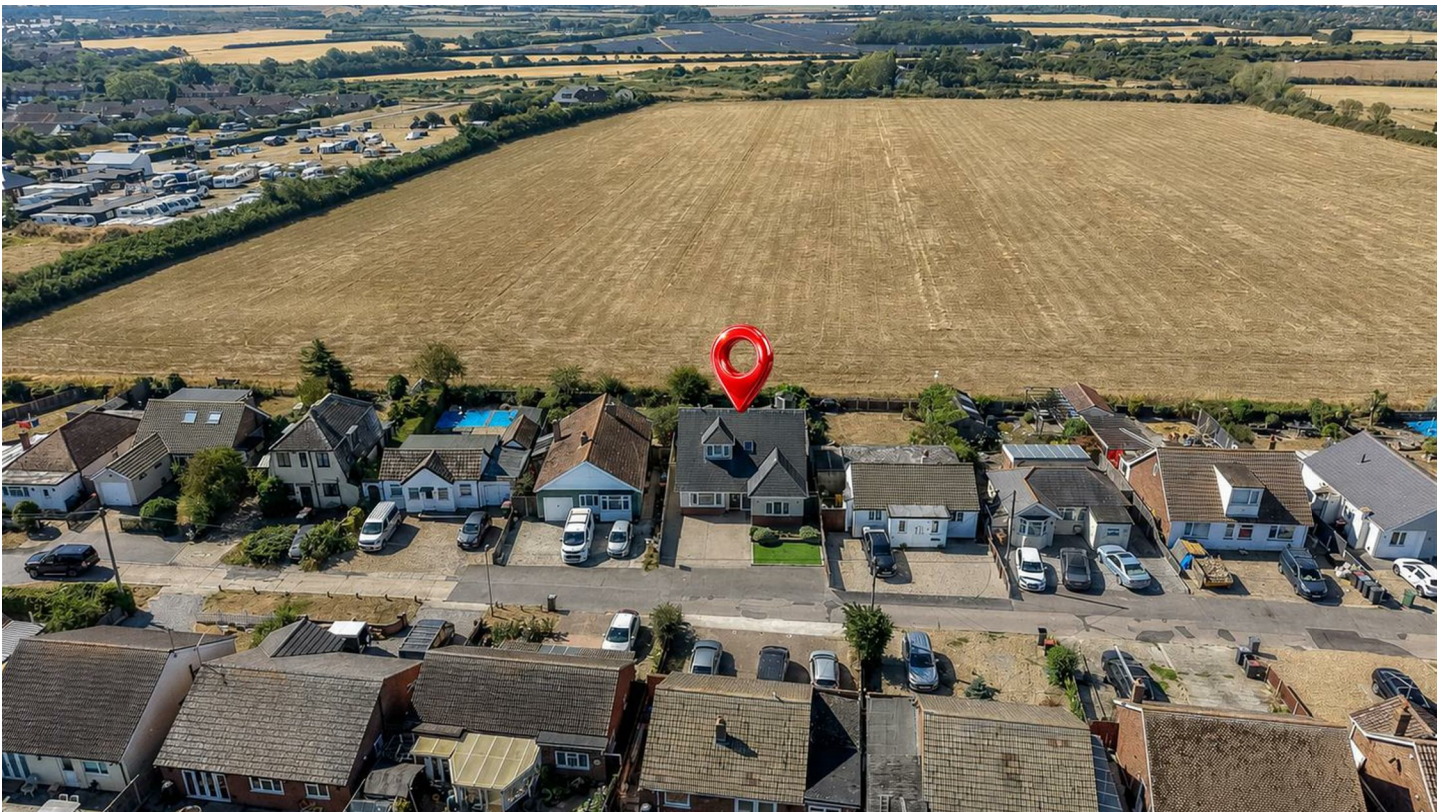
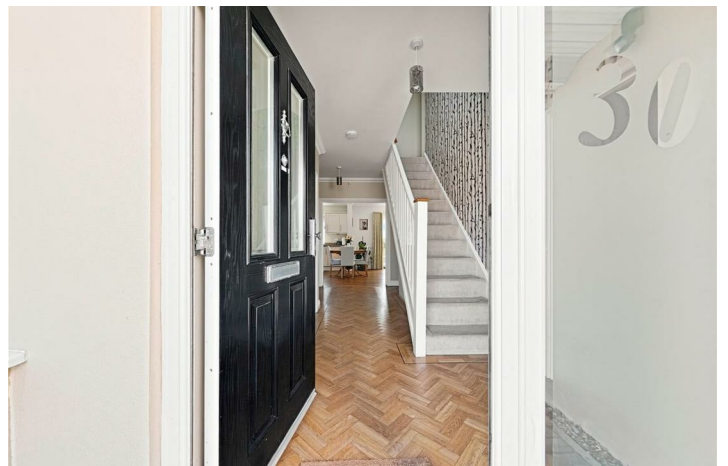
The property also benefits from a large separate front reception room, previously configured as a downstairs bedroom, demonstrating the flexibility and adaptability of the accommodation. With four double bedrooms in total, including a generous master bedroom with en suite, the house provides plenty of space for family, guests or home working. There are three bathrooms in total.

Outside, the property offers ample off-street parking, while its position combines attractive countryside views with the benefits of coastal living. The sea and seafront are just minutes away on foot, making it easy to enjoy everything Herne Bay's coastline has to offer.

This is a wonderfully adaptable and immaculately presented family home, offering generous living accommodation, open countryside views and the coast within easy reach.



Council Tax Band: E



**GROUND FLOOR**

**Sitting Room**

16'3" x 10'9"

**Dining Room**

12'4" x 10'11"

**Reception Room**

16'6" x 12'0"

**Kitchen**

12'4" x 12'0"

**Bathroom**

**FIRST FLOOR**

**Bedroom One**

16'9" x 10'0"

**En Suite**

**Bedroom Two**

14'9" x 8'9"

**Bedroom Three**

10'11" x 10'7"

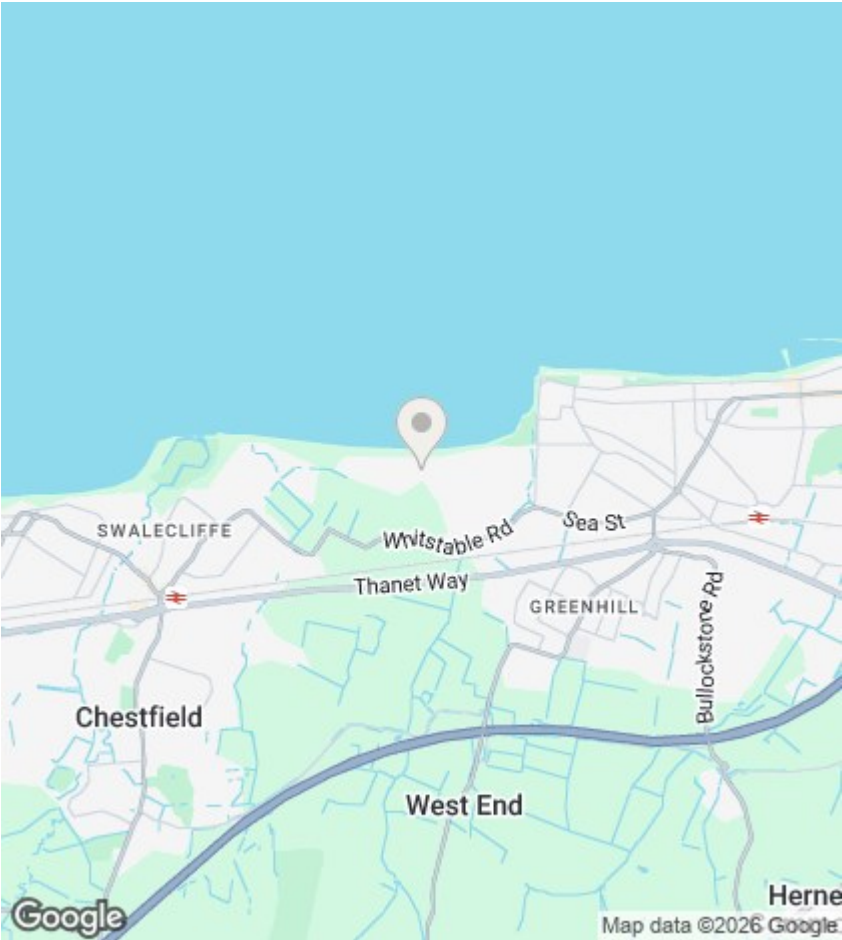
**Bathroom Two**

**OUTSIDE**

**Rear Garden**

**Driveway**

**COUNCIL TAX BAND E**



## Viewings

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

## EPC Rating:

B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 87      | 87                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

