

KE



24 Highfields Avenue, Beltinge, Herne Bay, CT6 6LN

£399,995

- Two Bedroom Detached Bungalow
- No Chain
- Garage
- Sheds In Rear Garden
- Large Conservatory
- Driveway Parking For Two Cars
- Utility Room
- South Facing Rear Garden

24 Highfields Avenue, Herne Bay CT6 6LN

Nestled in the charming area of Highfields Avenue, Beltinge, Herne Bay, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into an entrance hall that leads into the spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow ensures a practical flow throughout, making it easy to navigate and enjoy the living spaces.

The property features a well-appointed bathroom, designed for both functionality and comfort. The kitchen complements the living areas, providing a space for culinary creativity and family gatherings.

Set in a tranquil neighbourhood, this bungalow benefits from the serene surroundings of Beltinge, known for its beautiful coastline and vibrant community. Residents can enjoy leisurely strolls along the beach or partake in local amenities, including shops, cafes, and recreational facilities.

This bungalow on Highfields Avenue presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its charming features and inviting atmosphere, it is a property that truly feels like home. Do not miss the chance to make this delightful bungalow your own.



Council Tax Band: C



GROUND FLOOR

NB: At the time of advertising these draft particulars are awaiting approval from the sellers.

Entrance Hall

Airing cupboard and broom cupboard.

Lounge/Diner

20'2 x 11'11

Radiator, double glazed patio doors to conservatory, archway into:-

Kitchen

11'2 x 9'1

A range of wall and base units with worktop over, electric hob with extractor over, stainless steel sink and drainer unit, built in eye level oven with warming drawer below, space for dishwasher, fridge/freezer. Window to rear, double glazed door to side.

Utility Room

Door to rear garden, door to side access leading to gate to front garden and plumbing for washing machine

Conservatory

11'10 x 11'11

Double glazed sliding patio doors to rear, double french doors to side.

Shower Room

6'11 x 5'7

Low level WC, hand wash basin set in cabinet, shower cubicle, radiator, heated towel rail, frosted double glazed window to side.

Bedroom One

12'5 x 12'

Radiator, double glazed window to front, built in wardrobes, built in dressing unit with mirror and lights

Bedroom Two

9'11 x 8'11

Radiator, double glazed window to front.

OUTSIDE

Rear Garden

Mainly laid to lawn with patio area, sheds, side access.

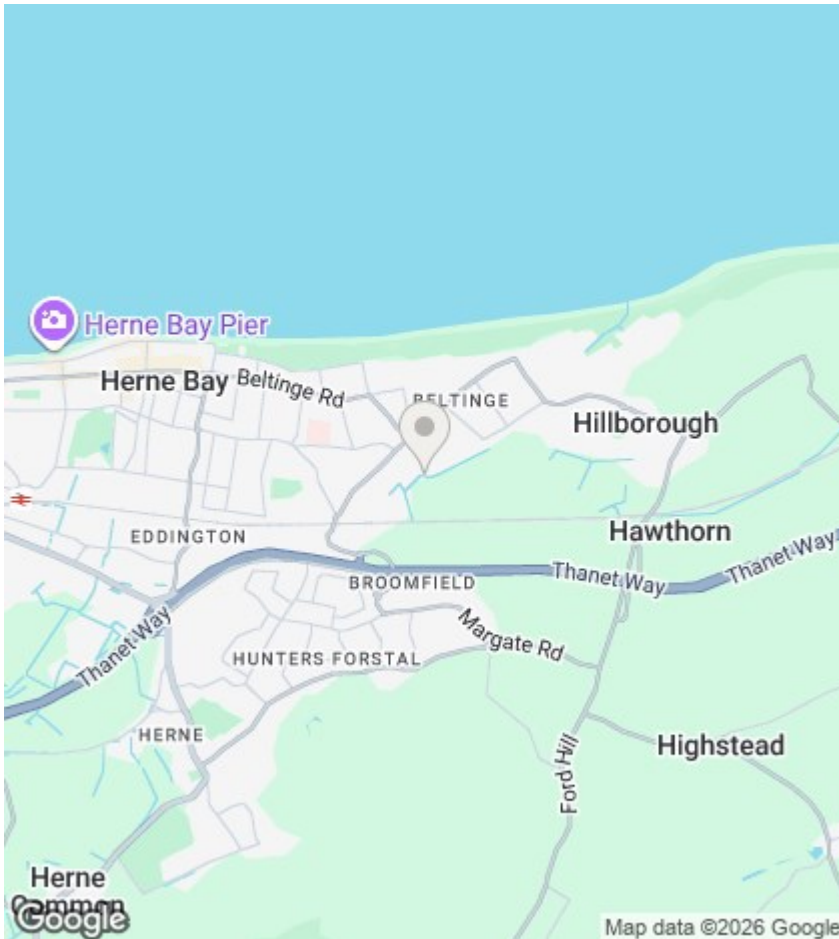
Garage

Electric roll up garage door

Driveway

Parking for two cars

COUNCIL TAX BAND C



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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	

Ground Floor

Approx. 103.5 sq. metres (1113.7 sq. feet)



Total area: approx. 103.5 sq. metres (1113.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.