



**43 Central Avenue, Herne Bay**

In Excess of **£325,000**



# 43 Central Avenue

Herne Bay, Herne Bay

DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION WITH LOTS OF POTENTIAL

Miles and Barr are excited to present to the market this Two bedroom detached bungalow located in a sought after location on Central Avenue, being situated between the seafront and train station and also benefiting from great access to amenities. Internally the accommodation is currently comprised of a large double bedroom and another double bedroom, fitted kitchen, shower room and light and airy lounge to the rear that looks out to the west aspect with a conservatory to the rear. The garden is directly westerly facing making it a real sun trap of an afternoon, with mature borders and gated side access on both sides of the home. The bungalow benefits from having a centrally pitched roof that can make for easier works to extend the property, should one choose to do so after obtaining necessary planning permission. The front garden is also large enough for a driveway but on road parking is often easy to find as most home on this road already have off street parking. The location makes the home perfect for access to local amenities with local shops, schools, transport links including bus stops and train station, and the beautiful seafront all within comfortable walking distance. Please contact Sole Agents Miles and Barr for more information or to organise your personal viewing appointment today.

- Owner Has Found Their Next Home
- Detached Bungalow
- Sunny Westerly Facing Garden
- Popular Location
- Lots Of Potential





**Reception Room**  
9' 11" x 14' 0" (3.03m x 4.27m)

**Reception Room**  
10' 0" x 5' 10" (3.05m x 1.79m)

**Kitchen**  
8' 12" x 8' 6" (2.74m x 2.59m)

**First Floor**

**Bedroom One**  
13' 1" x 11' 12" (3.98m x 3.65m)

**Bedroom Two**  
9' 2" x 10' 1" (2.8m x 3.07m)

**Bathroom**  
4' 11" x 7' 4" (1.5m x 2.23m)





## Miles & Barr

125 High Street, Herne Bay - CT6 5LA

01227 740 840

[hernebay@milesandbarr.co.uk](mailto:hernebay@milesandbarr.co.uk)

[www.milesandbarr.co.uk/](http://www.milesandbarr.co.uk/)

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)