CHRISTOPHER HODGSON









# Hampton, Herne Bay

**£499,950** Freehold

FOR COASTAL, COUNTRY & CITY LIVING

# Hampton, Herne Bay

## *77 Hampton Pier Avenue, Hampton, Herne Bay, Kent, CT6 8DY*

An immaculately presented detached bungalow which is ideally located close to Hampton Beach and within close proximity of shops, restaurants, and amenities. Herne Bay mainline railway station is within walking distance (1.1 miles)

The bungalow has been significantly extended and comprehensively remodelled to an exacting standard with high quality fittings and materials, and now provides generously proportioned accommodation presented in smart contemporary style throughout. The property is arranged to provide an entrance hall, open plan kitchen and living room with bi-folding doors opening to the garden, two double bedrooms and stylish shower room.

The landscaped rear garden has been thoughtfully designed and incorporates a natural stone terrace and an area of raised decking which are ideal for entertaining. There is also a garden studio with a shower room, which could be used for a variety of uses. A driveway provides off street parking for several vehicles and access to the detached garage.







LOCATION
Hampton Pier Avenue is situated in the much sought after Hampton area of Herne Bay, a town which benefits from a good range of local facilities including retail outlets, educational and recreational facilities including nearby rowing and sailing clubs. The town also offers a mainline railway station providing fast and frequent links to London (Victoria approximately 90 minutes). Further local shopping and recreational facilities can be found at Whitstable (approximately 5 miles distant). The City of Canterbury is approximately eight miles distant with it's Cathedral, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

Entrance Hall

Sitting Room 13'6" x 15'3" (4.11m x 4.66m)

Kitchen 10'1" x 18'5" (3.08m x 5.62m)

Bedroom 1 10'2" x 12'10" (3.11m x 3.92m)

Bedroom 2 9'11" x 9'4" (3.03m x 2.84m)

Shower Room

STUDIO

Bedroom 12'1" x 8'9" (3.68m x 2.67m)

Shower Room

OUTSIDE

Garage 17'1" x 7'11" (5.21m x 2.41m)

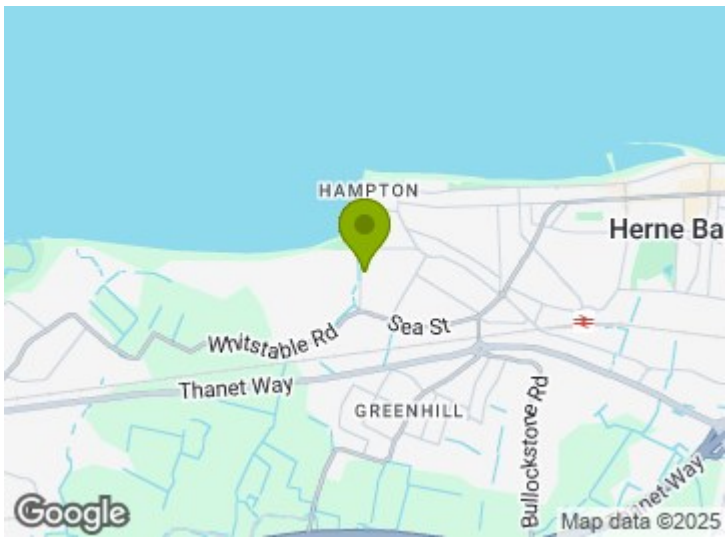
Garden 59'7" x 33' (18.16m x 10.06m)







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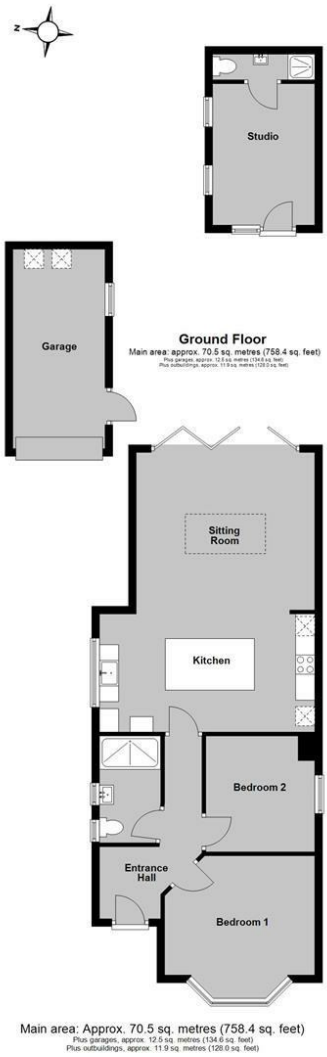


**Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.**

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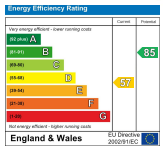


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