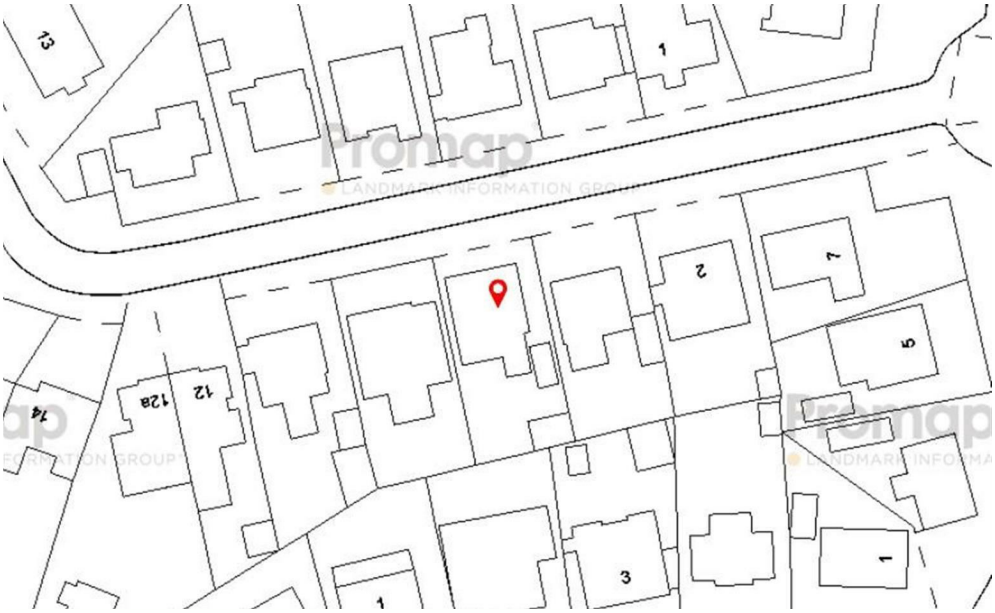
CHRISTOPHER HODGSON



Herne Bay

Guide Price **£300,000** Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Herne Bay

Development Site at 6 Vauxhall Avenue, Herne Bay, Kent, CT6 8AQ

An exciting opportunity to acquire a development site enjoying a generous plot in a prime location on a highly desirable private road, within short walking distance of the beach and accessible to Herne Bay town centre, highly regarded schools, bus routes and mainline railway station.

The site, which occupies a frontage of 39ft (11.9m) to Vauxhall Avenue benefits from approved planning consent under reference CA/22/02040 for the erection of 2 x two-storey semi-detached dwellings following demolition of the existing property. The site is currently occupied by a detached bungalow of non-standard construction.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council on 01227 862 000, www.canterbury.gov.uk/planning. No onward chain.

LOCATION

Vauxhall Avenue forms part of Studd Hill, a popular private estate situated on the Western side of Herne Bay on the approach to Tankerton and Whitstable. The estate is well situated for access to the sea front and a bus route and local shop are also accessible. Herne Bay is an attractive coastal resort with a range of local shops, schools, cinema and swimming pool. There is also a well regarded seafront with popular watersports facilities. The mainline railway station provides fast and frequent links to London (Victoria) is approximately 90 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 80mins.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

95-97 TANKERTON ROAD, WHITSTABLE, KENT, CT5 2AJ