



Rus Ney Chamberlain Drive, Herne Bay, CT6 8DH



Detached 2 bedroom bungalow located in one of the most sought after residential areas of Herne Bay just off Hampton seafront with some sea views internally with coastal & sea views from the sunny rear garden. Requires some updating throughout but offered with no forward chain. Ideal retirement property . Gas central heating and double glazing.

£450,000 Freehold



Enclosed Entrance Porch

Entrance Hall

radiator, trap door to roof space with loft ladder , power point , airing cupboard with hot tank

Front Lounge

15'5" into bow window x 11'11" (4.72m into bow window x 3.64m)

some sea views from the large bow window , 2 side windows with frosted leaded light features , fireplace , power points , radiator, tv point .

Front Bedroom

14'5" into bow window x 11'9" (4.39m into bow window x 3.58m)

radiator, power points , some sea views ,

Back Bedroom (currently a dining room)

12'4" x 9'6" (3.78m x 2.90m)

radiator, power points, double glazed picture window and door to Conservatory

Conservatory

18'1" wide x 8'9" depth (5.53m wide x 2.68m depth)

double glazed , roof blinds , window blinds , pair of doors to rear garden , power points , door to Attached Garage

Attached Garage

19'4" depth x 9'1" width (5.9m depth x 2.77m width)

sloping roof , up and over door, light and power , side window , ideal for conversion subject to planning consent ,

Bathroom/wc

6'1" max width x 5'11" m depth max (1.87m max width x 1.82 m depth max)

low level wc suite, electric wall heater , radiator , tiled walls, disabled friendly sit -up bath with mixer taps and shower attachment , pedestal washbasin, , wall mirror ,

Bathroom/wc

6'1" max width x 5'11" m max depth (1.87m max width x 1.82 m max depth)

low level wc suite , electric wall heater , radiator, tiled walls , disabled friendly sit-up bath with mixer taps, and shower attachment , pedestal wash basin , wall mirror ,

Kitchen / Diner

11'6" max width x 11'0" max depth (3.53m max width x 3.36m max depth)

double glazed side window with restricted sea view , radiator , wall mounted gas boiler for central heating and hot water , stainless steel sink unit , recess for fridge , recess for small gas cooker , wall cupboards and base units , cupboard housing consumer unit , door to double glazed rear porch , door to rear garden

Rear garden

35'11" x 60'0" approx (10.97m x 18.29m approx)

level rear garden requiring landscaping but is currently lawned with flower borders and patio areas , having an East/South & Westerly aspect you can also really enjoy the views across Hampton Bay and the amazing sunsets .Additional side garden possibly suitable for car parking ,boat stand etc subject to permission for a dropped kerb being installed .

Wide Front Garden

drive way to garage



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, window sizes 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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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