



5 Bentley Avenue, Herne Bay, Kent, CT6 8EA



Modern semi - detached 2 bedroom bungalow located on the outskirts of town on a private residential estate very close to the sea. Offering good potential and has Ample rear parking conveniently accessed via Essex Ave directly behind this property. Electric central heating. Double glazing. ....IDEAL BUY FOR AIR B&B with room to park a boat ,camper van etc .....



**£295,000 Freehold**





### Enclosed Entrance Porch

10'8 x 3'6 (3.25m x 1.07m)

Double glazed door and windows. Radiator. Power points. Pair of double glazed doors to

### Lounge

14' x 13'5 (4.27m x 4.09m)

Power points. Electric radiator. Door to

### Wet Room

7' x 5'5 (2.13m x 1.65m)

Fully tiled. Velux roof window. Electric shower unit. Wash hand basin. Low level WC suite. Heated towel rail.

### Bedroom

8'8 x 8'9 (2.64m x 2.67m)

Power points. Velux roof window. Storage heater. Power points.

### Bedroom

9'1 x 9'10 (2.77m x 3.00m)

Electric radiator. Power points.

### Utility Lobby

7'2 x 5'8 (2.18m x 1.73m)

Power points. Wall cupboards. Base units. Double glazed door to

### Rear Extension (currently used as Kitchen/Diner)

19'8 x 9'4 (5.99m x 2.84m)

Range of wall and base units. Stainless steel sink unit. Electric oven and hob. Electric radiator. Power points. Double glazed window. Double glazed door to rear garden.

## OUTSIDE

### Rear Garden

28' (wide approx) x 31' (8.53m (wide approx) x 9.45m)

Paved garden. Large shed. Hose tap. Side gate. Screen fence and gate.

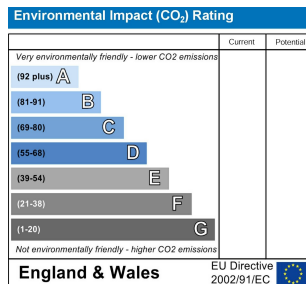
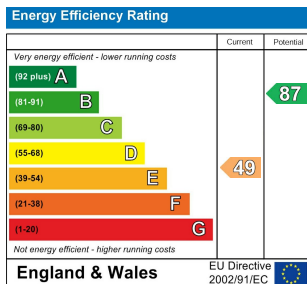
### Rear Garden (section 2 in Essex Ave)

27' x 27' (8.23m x 8.23m)

Concreted space for several cars. Flower borders. Pair of wooden gates. External power point (car charging point available). External lighting.



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**Note:**

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

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