



Bentley Avenue, Studd Hill, Herne Bay, CT6 8EA

£485,000

2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

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KEY FEATURES

- Large Detached Bungalow
- Two Double Bedrooms
- Garage & Off Road Parking
- Ensuite Shower Room To Master Bedroom
- Private Development
- Moments From The Seafront
- Granted Planning Permission To Convert Garage
- Under Floor Heating
- Sunny Aspect Rear Garden

TENURE Freehold

COUNCIL TAX Band D

EPC RATING C (72)





About this home

Situated on Bentley Avenue within the sought-after Studd Hill area of Herne Bay, this well-presented two double bedroom detached bungalow offers modern, thoughtfully maintained accommodation just moments from the seafront. Built approximately 20 years ago and carefully looked after by the current owner, the property combines comfortable single-storey living with a sunny aspect rear garden, generous driveway parking and an integral garage with planning permission granted until May 2027 for conversion into an additional one or two bedrooms.

The accommodation begins with a large and welcoming entrance hallway, setting a bright and spacious tone from the outset. To the right is the principal bedroom, a good-size double with a large front-facing window and a remote-controlled ceiling light with integrated fan. This room also benefits from a modern en-suite shower room, fitted with an Aqualisa electric shower, built-in dimmable colour-changing mirror lights and a newly fitted extractor fan.

A modern family bathroom completes this part of the accommodation, featuring an Aqualisa electric shower, sun tunnel providing natural light, two separate ceiling lights, built-in dimmable colour-changing mirror lights and a newly fitted extractor fan.

The standout feature of the home is the open-plan lounge, kitchen and dining area spanning the rear of the property. The lounge area provides a generous family space with a feature stone fireplace and electric fire, a remote-controlled ceiling light with integrated fan and French doors opening directly onto the sunny aspect rear garden. The kitchen and dining area enjoys garden views from a bay window and is fitted with matching units across three walls, wood worktops, a five-ring gas hob with extractor hood and a built-in NEFF fan-assisted double oven at eye level. Further practical touches include a floor-to-ceiling shelved pantry with motion-sensor lighting, remote-controlled electric blinds and an LG air conditioning system offering cooling, heating, ionised air purification and extraction.

The utility also benefits from a water softener system and motion-sensor lighting, adding to the practical, well-considered feel of the home.

Outside, the sunny aspect rear garden has been arranged to provide several seating areas, making it well suited to relaxing, entertaining or enjoying the coastal air. There is also a greenhouse and garden shed. To the front, a large driveway provides off-road parking for several vehicles and leads to the integral garage, offering useful storage as it stands and future potential, subject to the existing planning permission and any necessary consents.

The property further benefits from UPVC double glazing and is fibre broadband ready. Studd Hill is a popular private coastal estate on the western side of Herne Bay, well placed for seafront walks, local shops, bus links and access towards Herne Bay town centre, Whitstable and Canterbury. Herne Bay offers a traditional pier, independent cafés, restaurants, schools, leisure facilities



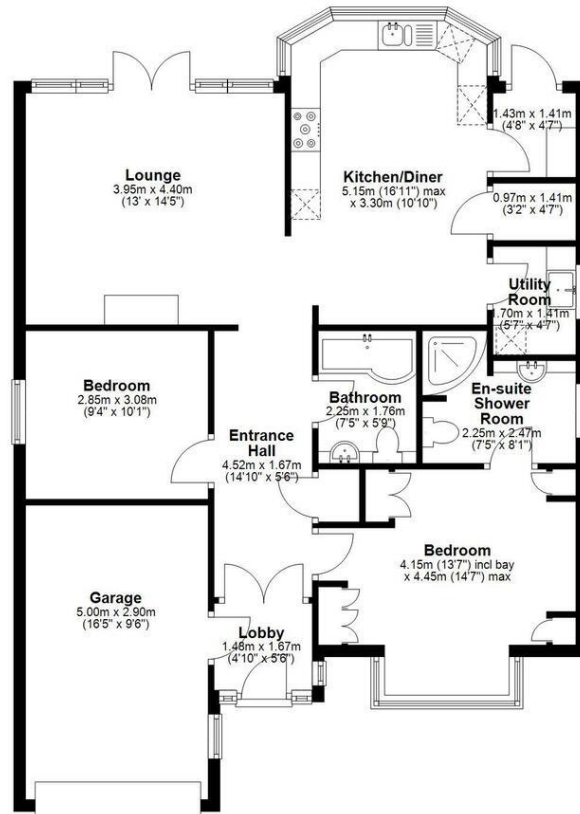






Ground Floor

Main area: approx. 85.3 sq. metres (918.6 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.0 sq. feet)



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Key information



APPROX. FLOOR AREA

915 sq ft (85 sq m)



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TENURE

Freehold



Take the 3D tour

Scan to walk through this home online, any time.

davidclarke **dc**

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Arrange a viewing

Call 01227 362248 or email mail@davidclarke.co.uk

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