



NAEA Licensed Estate Agents

Herne Bay

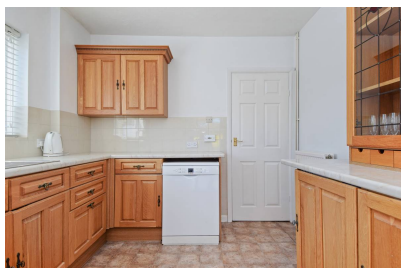
Bognor Drive, Herne Bay, Kent, CT6 8QR

£345,000



This charming detached bungalow presents a good opportunity for those looking to be within close proximity of the town centre, but not necessarily in the thick of it all. Bus stops, train station, local shops and the seafront are all within a short walk from here.

The bungalow itself has been lovingly well maintained and is a nice, easy option for someone.



Property Information

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The pleasant rear garden offers a good degree of privacy and ample off-road parking is provided via the driveway which extends down the side of the bungalow and leads to a detached garage with power.



Location:

Herne Bay town centre with its ever popular seafront, array of cafes, shops and restaurants is nearby and excellent transport links are very close with Herne Bay mainline train station just yards away providing direct links to London Victoria (88 minutes) and the high speed Javelin train to London St. Pancras (86 minutes). Good road links are available via the A299 providing direct access to London via the M2. The Cathedral city of Canterbury is 7.9 miles away and the vibrant harbour town of Whitstable is 5.7 miles away.

Non-Approved Property Details



Porch

Double glazed UPVC front entrance door to enclosed porch.

Entrance Hall

Partially glazed wood front entrance door. Storage cupboard.

Lounge 19' 1 x 11' 8 (5.82m x 3.56m)

Feature brick fireplace housing gas fired back boiler. Bay window to front overlooking front garden. Two radiators.



Conservatory 10' 2 x 8' 7 (3.1m x 2.62m)

Windows to side and rear overlooking rear garden. Power points. Electric radiator. Doors to rear garden.

Kitchen 10' 6 x 9' 2 (3.21m x 2.8m)

The kitchen is planned with a matching range of wall and base units arranged on four walls. Inset stainless steel sink unit. Work surfaces. Partially tiled walls. Electric hob with electric oven. Plumbing for dishwasher. Integrated fridge. Window to side. Power points. Door providing access to conservatory.



Bedroom One 13' 10 x 11' 8 (4.22m x 3.56m)

Window to rear overlooking rear garden. Two radiators Power points.

Bedroom Two 10' 5 x 9' 2 (3.18m x 2.8m)

Window to front overlooking front garden. Radiator. Power points.

Bathroom 7' 3 x 5' 8 (2.21m x 1.73m)

Suite in white comprising large fully tiled double shower cubicle with electric shower units, pedestal wash hand basin and close coupled WC. Radiator. Partially tiled walls.



Rear Garden 31' 11 x 27' 11 (9.73m x 8.51m)

The rear garden is mainly laid to lawn with flower beds, bushes and shrubs. Paved patio. Access to garage.

Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired back boiler located in the lounge and hot water radiators as indicated in these particulars.



Windows

The windows are generally of UPVC double glazed sealed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

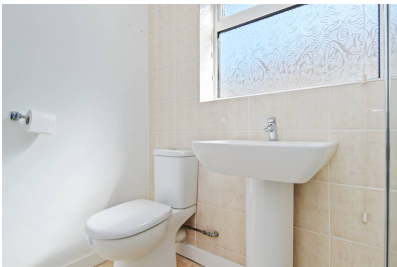
Agent Notes

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.

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For a free valuation of your property contact the number on this brochure.







Energy performance certificate (EPC)

64 Bognor Drive
HERNE BAY
CT6 8QR

Energy rating

E

Valid until:

1 November 2033

Certificate
number:

9350-2362-6390-2807-3121

Property type

Detached bungalow

Total floor area

65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		