



NAEA Licensed Estate Agents

Herne Bay

Coventry Gardens, Herne Bay, Kent, CT6 6SD

£400,000



A stunning two bedroom detached bungalow in the sought after village of Beltinge which has been completely renovated with a stylish contemporary interior.

A very spacious reception hall provides a wonderful welcoming with two double bedrooms (master en-suite) a dual-aspect lounge, sleek kitchen/breakfast room with quartz worktops, garden room and a contemporary shower room.

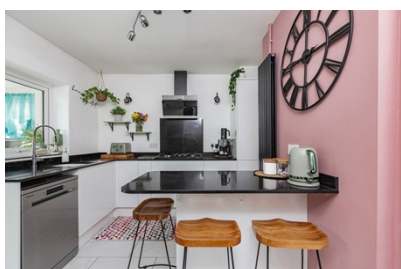
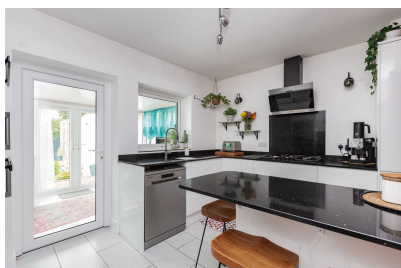
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www.kea.org.uk





Property Information

A stunning two bedroom detached bungalow in the sought after village of Beltinge which has been completely renovated with a stylish contemporary interior.

A very spacious reception hall provides a wonderful welcoming with two double bedrooms (master en-suite) a dual-aspect lounge, sleek kitchen/breakfast room with quartz worktops, garden room and a contemporary shower room.

Externally, there is a beautifully landscaped 52' (15.93m) rear garden which offers an excellent degree of privacy and is a paradise for those who are green fingered. Ample off-road parking is provided via the driveway the front which extends down the side towards the large garage.

If you are looking for a bungalow which is all done and ready to move into, you will find this property very hard to rival. Call the sole agents, Kent Estate Agencies to arrange your viewing appointment.

Location:

The property is located on the fringes of coastal Herne Bay and within the very sought after village of Beltinge which is favoured by many for its close proximity to the cliff top walks where endless coastline walks are enjoyed and peaceful surroundings.

Convenience stores are close by which include a supermarket and post office.

Herne Bay itself has a well regarded seafront with popular water sports facilities and there is a leisure centre with a swimming pool and gym facilities. Transport links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Herne Bay offering frequent services to London Victoria (approximately 88 mins) with high speed links to London St Pancras (approximately 86 mins). The property is also close to a bus route.

Approved Property Details

Entrance Hall 14' 7 x 7' 0 (4.45m x 2.14m)

Double glazed composite front entrance door with three frosted windows. Power points. Phone point. Radiator.

Lounge 13' 11 x 11' 11 (4.25m x 3.64m)

Windows to front and side. Radiator. Power points. Engineered oak flooring.

Kitchen/Breakfast Room 11' 10 x 10' 2 (3.61m x 3.1m)

Range of matching range of wall and base units arranged over four walls. Quartz work surfaces with ceramic under surface sink unit. Drainer grooves. Five ring gas hob with extractor hood above and eye level electric, fan assisted electric double oven. Plumbing for dishwasher. Larder cupboard. Tiled flooring. Radiator.

Garden Room/Dining Area 6' 6 x 10' 5 (1.99m x 3.18m)

Windows to side and rear. Power points. French doors to rear garden.

Bedroom One 10' 10 x 9' 0 Extending to 11'10 (3.31m x 2.75m)

Window to side and rear. Built in wardrobes. Radiator. French doors to rear garden. Door to en-suite.

Bedroom Two 11' 10 x 10' 10 (3.61m x 3.31m)

Windows to front and side. Power points. Radiator.

En-Suite

Suite in white comprising close coupled WC. Shower cubicle. Wash hand basin set into vanity unit. Extractor fan.

Shower Room & WC

Suite in white comprising close coupled WC. Wash hand basin set into vanity unit. Built in cupboards and plumbing for washing machine. Frosted window to rear. Tiled floor. Extractor fan.

Garage 14' 11 x 9' 5 (4.55m x 2.88m)

Detached brick built garage. Up and over door to front. Timber shed and metal shed.

Rear Garden 46' 4 x 52' 3 (14.12m x 15.93m)

The rear garden has been beautifully landscaped and is mainly laid to lawn with flower beds, bushes and shrubs. Side access. Outside tap.



Front Garden & Driveway 42' 10 x 22' 3 (13.05m x 6.78m)

Hedging to front. Formal lawn with shrubs and bushes. Gravelled driveway providing ample off-road parking which can extend down the side beyond the gate and towards the 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 boiler 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.

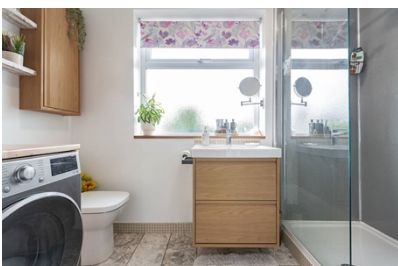
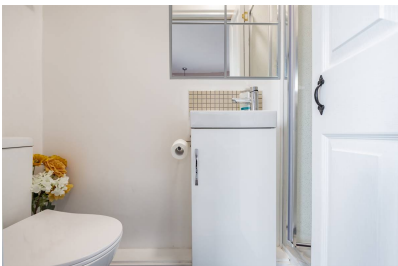
Agent Notes

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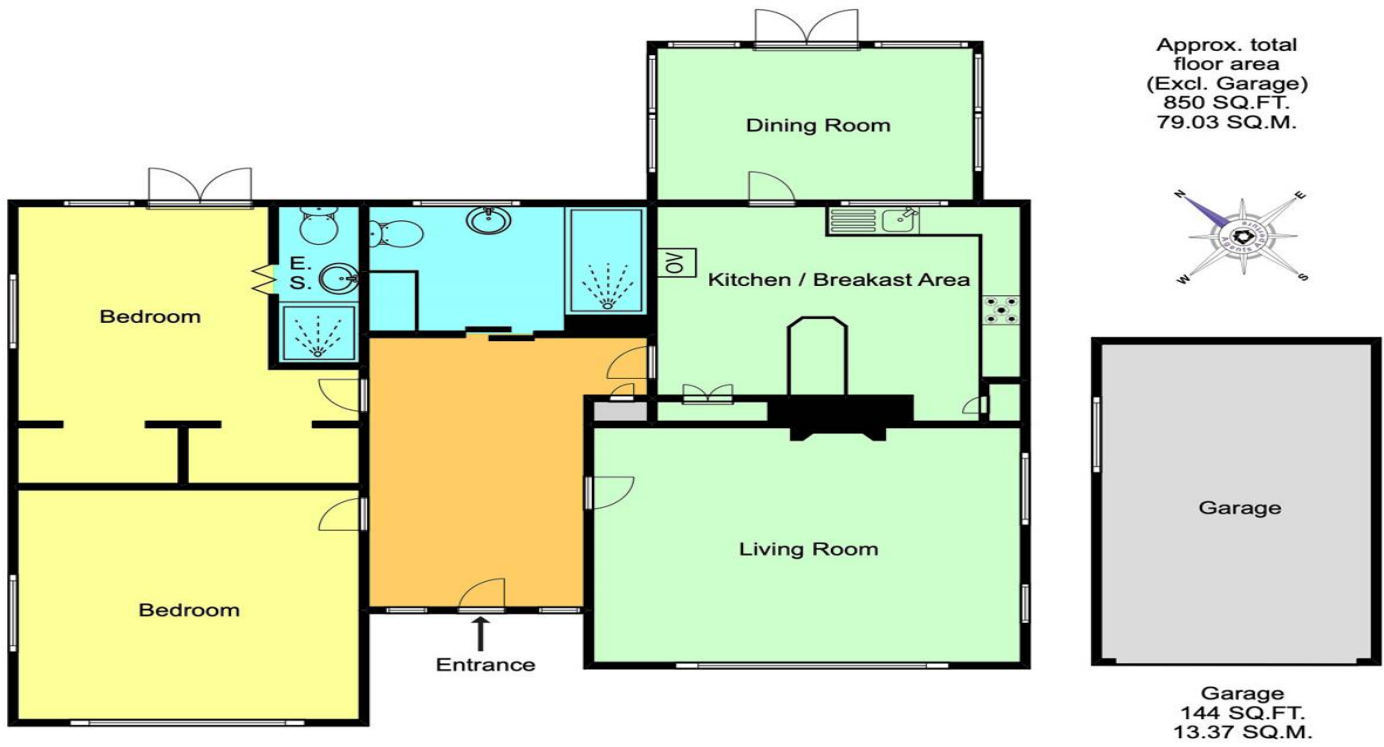
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with 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.







Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.


Agents Aperture
 agentsaperture.co.uk

Energy performance certificate (EPC)

25 Coventry Gardens
HERNE BAY
CT6 6SD

Energy rating

D

Valid until:

29 October 2034

Certificate
number:

2117-3943-2200-9704-4204

Property type

Detached bungalow

Total floor area

76 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 D. 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		