



Daytona Way, Herne Bay

  
MILES & BARR  
EXCLUSIVE









# 59 Daytona Way

## Herne Bay

## Kent

## CT6 8AP

2 miles Herne Bay  
23.5 miles Ashford

8 miles Canterbury  
33 miles Folkestone

### Description

#### Ground Floor

- Entrance Hall  
12'11 x 8'8  
(3.94m x 2.64m)
- Open-Plan Living Area
- Lounge Area  
16'1 x 15'0  
(4.90m x 1.52m)
- Dining Area  
11'3 x 10'3  
(3.43m x 3.12m)
- Kitchen Area  
17'1 x 9'10  
(5.21m x 3.00m)
- Conservatory One  
11'4 x 5'2  
(3.45m x 1.57m)
- Conservatory Two  
11'0 x 8'0  
(3.35m x 2.44m)
- Bedroom  
13'1 x 11'2  
(3.99m x 3.40m)
- Bath and Shower Room
- Bedroom  
11'1 x 9'8  
(3.38m x 2.95m)  
Plus bay window

#### First Floor

- Landing
- Living Room  
24'4 x 18'5  
(7.42m x 5.61m)  
Access to sea-facing balcony
- Bedroom  
13'6 x 10'9  
(4.11m x 3.28m)  
Access to balcony
- Bedroom  
8'8 x 6'4  
(2.64m x 1.93m)
- Shower Room

#### External

- Front/Driveway -  
Gravelled driveway  
providing off street  
parking for numerous  
vehicles
- Rear Garden -  
Mainly laid to gravel and  
patio





## Property

Enjoying the stunning views from this detached four bedroom seafront home. This delightful property provides light, bright and contemporary living accommodation and briefly comprises to the ground floor, a large open-plan lounge/dining/kitchen area with two conservatories, two bedrooms and a bathroom. To the first floor, there are two bedrooms, a shower room and a large living room with kitchen/bar area overlooking the sea and having access to a balcony at the front.

Externally, there is off street parking for numerous vehicles to the front, whilst to the rear, the sunny aspect garden is mainly gravelled and patioed.

The property is found on a private estate to the West of the town centre. Herne Bay offers a wide variety of shops, bars, cafes and restaurants and also has a mainline railway station providing a regular service to London.





## Our Time Here

We were first drawn to the fantastic elevated location of this property, a literal stones throw from the beach with unbeatable panoramic sea views along the bay in both directions. Added to the private and secluded feel of the position and the fact that the house was large enough to accommodate my parents for several months at a time, we knew that this was the perfect place for us.

We have done a considerable amount of work here and have redesigned the house to accommodate visitors. This means that the property can be used either as one large house or as two separate flats, as there is staircase accessed from an outside door and a first floor door that I installed to allow my parents ultimate privacy when they stayed. We love the open plan layout, which means that you can appreciate the sea view from so many different places including the kitchen, which is about 50ft away from the front of the house. The view from the balcony upstairs is absolutely stunning and you could spend hours there.

We really like the quiet and private location here, with its elevated position above the other houses in the area. Set at the end of a no through road, it's very safe and there is no traffic at all. Although the situation provides seclusion, the centre of town is just a 6 minute drive away and the area is served well by public bus routes into Whitstable and Canterbury, and the beach access is something you just wont find anywhere else.

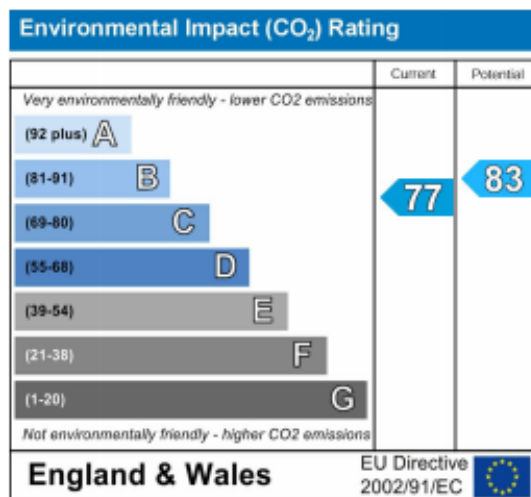
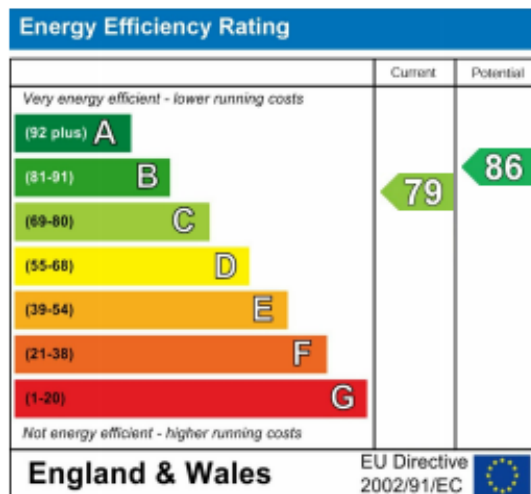
We are now looking to downsize from this large property, but we know we will miss the unrivalled beachfront location!





TOTAL APPROX FLOOR AREA 2199.92 SQ. FT. (AREA 204.38 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.



#### Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



### Viewing

Strictly by appointment with Miles and Barr Exclusive

### Herne Bay Office

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CT6 5JY

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E: [Hernebay@milesandbarr.co.uk](mailto:Hernebay@milesandbarr.co.uk)

### Exclusive Office

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Kent  
CT1 1UF

T: 01227 200600 (Option 2)

E: [Exclusive@milesandbarr.co.uk](mailto:Exclusive@milesandbarr.co.uk)

### Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



14 Lower Chantry Lane, Canterbury,  
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