



Price

£75,625

Leasehold

2x  1x  1x 

**Plot 431, 35 Sunny Glade
Avenue, Herne Bay,
Kent, CT6**

cubitt&west
Helping you move forwards

Main features

- New to the market!
- A selection of 2 bedroom houses
- Available for shared ownership from 25% share
- Further shares available subject to affordability
- Contemporary fitted kitchens and bathrooms.
- Quality fitted carpets to hall, living room, stairs, landings, and bedrooms
- Solar Panels and dedicated plot electric charging pillar

Accommodation

Kitchen: 11'10 x 8'8 (3.61m x 2.64m)
Living/Dining room: 16'9 x 13'3 (5.11m x 4.04m)
WC: 6'4 x 3'7 (1.93m x 1.09m)
Bedroom 1: 13'3 x 11'4 (4.04m x 3.46m)
Bedroom 2: 13'3 x 13'0 (4.04m x 3.97m)

OUTSIDE

- Private rear garden
- 2 Allocated parking spaces
- Dedicated plot charging pillar



Nearest Schools

There are a selection of schools in Herne Bay.
Preschools include Herne Bay C of E Infant and Nursery School, Herne Bay Infant School and Seashells Nursery. Junior and secondary education include Herne Bay Junior



Transport Information

The nearest railway station is Herne Bay, just over a mile away with services to Central London. High speed trains to Ebbsfleet International, Stratford International and London St Pancras also stop at Herne Bay

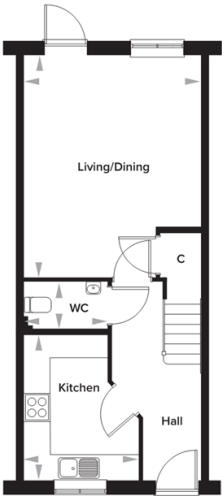
Call Shared Ownership - 01403 602681 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

Oxenden Park, Herne Bay, Kent

The Baker 2 Bedroom Mid-Terrace House

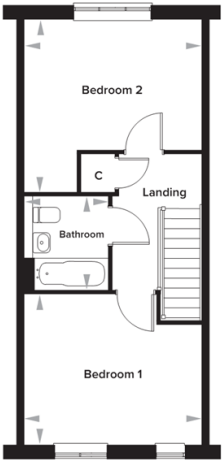
Plots 122, 406 and 431



Ground Floor

Kitchen	2647mm x 3360mm	8' 8" x 11' 0"
Living/Dining	4050mm x 5120mm	13' 3" x 16' 9"
WC	1927mm x 1085mm	6' 4" x 3' 7"

Please note: dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items.



First Floor

Bedroom 1	4050mm x 3460mm	13' 3" x 11' 4"
Bedroom 2	4050mm x 3982mm	13' 3" x 13' 0"
Bathroom	1940mm x 2170mm	6' 4" x 7' 1"



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