



**Guide Price**  
**£275,000**

**Freehold**

2x  1x  2x 

**Hillman Avenue,  
Herne Bay,  
Kent, CT6**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Set in popular Studd Hill location
- Possible development potential subject to planning
- Driveway for multiple cars
- Short walk to the seafront and local amenities
- Rear Garden with Garage

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hallway  
 Kitchen: 9'3 x 7'6 (2.82m x 2.29m)  
 Cloakroom  
 Bedroom 1: 12'11 x 7'9 (3.94m x 2.36m)  
 Bedroom 2: 12'4 x 5'9 (3.76m x 1.75m)  
 Additional Room  
 Lounge: 12'2 x 8'3 (3.71m x 2.52m)  
 Wet Room

### OUTBUILDING

Room 1: 19'0 x 15'9 (5.80m x 4.80m)  
 Room 2

### OUTSIDE

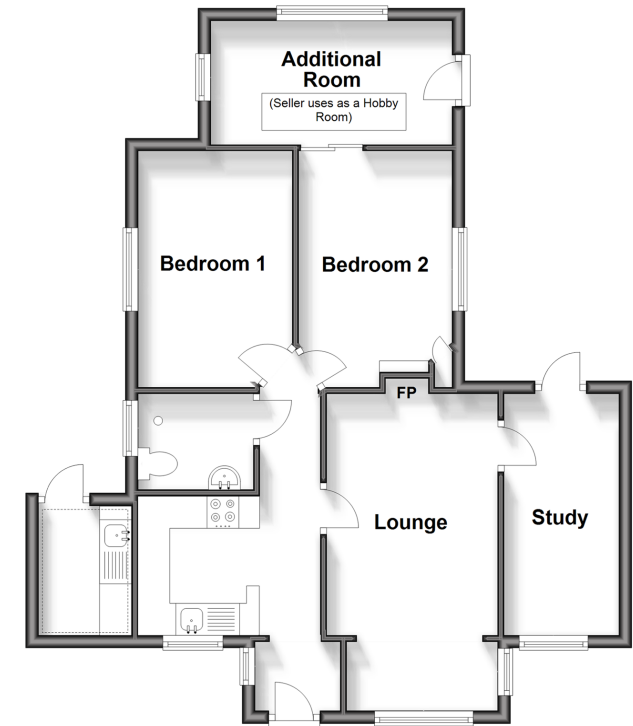
Garage  
 Driveway  
 Front Garden  
 Rear Garden

**Call Herne Bay - 01227 361226 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

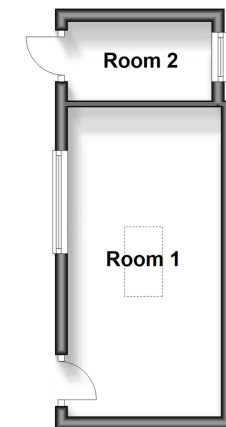
### Ground Floor

Approx. 62.4 sq. metres (672.1 sq. feet)



### Outbuilding

Approx. 14.7 sq. metres (158.0 sq. feet)



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