



**Price**  
**£395,000**

**Freehold**

4x  2x  1x 

**Clarence Road, Herne  
Bay, Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Workman style cottage set over 3 floors
- Main bedroom with En-Suite and roof terrace
- Attractive gardens and driveway parking
- Established development built by Hyde in a private close

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Kitchen: 9'9 x 9'7 (2.97m x 2.92m)  
Lounge/Diner: 20'0 x 16'6 (6.10m x 5.03m)

### FIRST FLOOR

Landing  
Bedroom 2: 9'8 x 8'8 (2.95m x 2.64m)  
Bedroom 3: 14'3 x 9'8 (4.35m x 2.95m)  
Bedroom 4: 10'5 x 6'5 (3.18m x 1.96m)  
Bathroom

### SECOND FLOOR

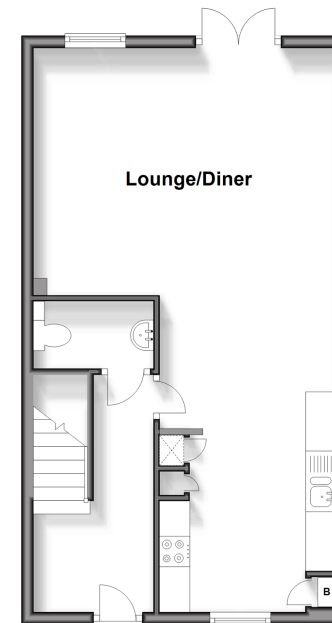
Landing  
Master Bedroom: 16'4 x 13'3 (4.98m x 4.04m)  
En-Suite Shower Room  
Roof Terrace

### OUTSIDE

Allocated Parking  
Rear Garden

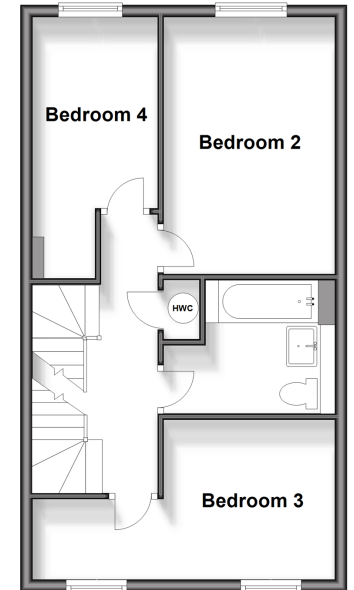
### Ground Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



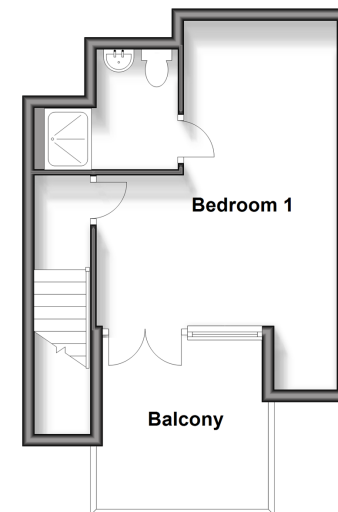
### First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



### Second Floor

Approx. 25.6 sq. metres (276.1 sq. feet)



**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.



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