



OVER 60?
Secure this property
for up to **59% less!**

Price

£415,000

Freehold

3x 1x 1x

**Lancaster Gardens,
Herne Bay, Kent, CT6**

Wards
Helping you move forwards



Main features

- **Stunning location close to centre of village**
- **Deceptively spacious accommodation**
- **Integrated garage and driveway**
- **Lounge/diner with bay window overlooking garden**
- **Fitted kitchen/breakfast room with separate utility area**

Accommodation

GROUND FLOOR

Entrance Hallway

Bedroom 1 : 12'6 x 10'4 (3.81m x 3.15m)

Ensuite Shower Room

Bathroom

Bedroom 2 : 12'7 x 9'8 (3.84m x 2.95m)

Bedroom 3 : 12'4 x 7'8 (3.76m x 2.34m)

Lounge/Diner: (L-shaped) 15'5 x 11'5 (4.70m x 3.48m) plus 10'5 x 8'8 (3.18m x 2.64m)

Kitchen/Breakfast Room : 11'3 x 11'1 (3.43m x 3.38m)

Utility Room: 7'8 x 4'9 (2.34m x 1.45m)

OUTSIDE

Driveway

Front Garden

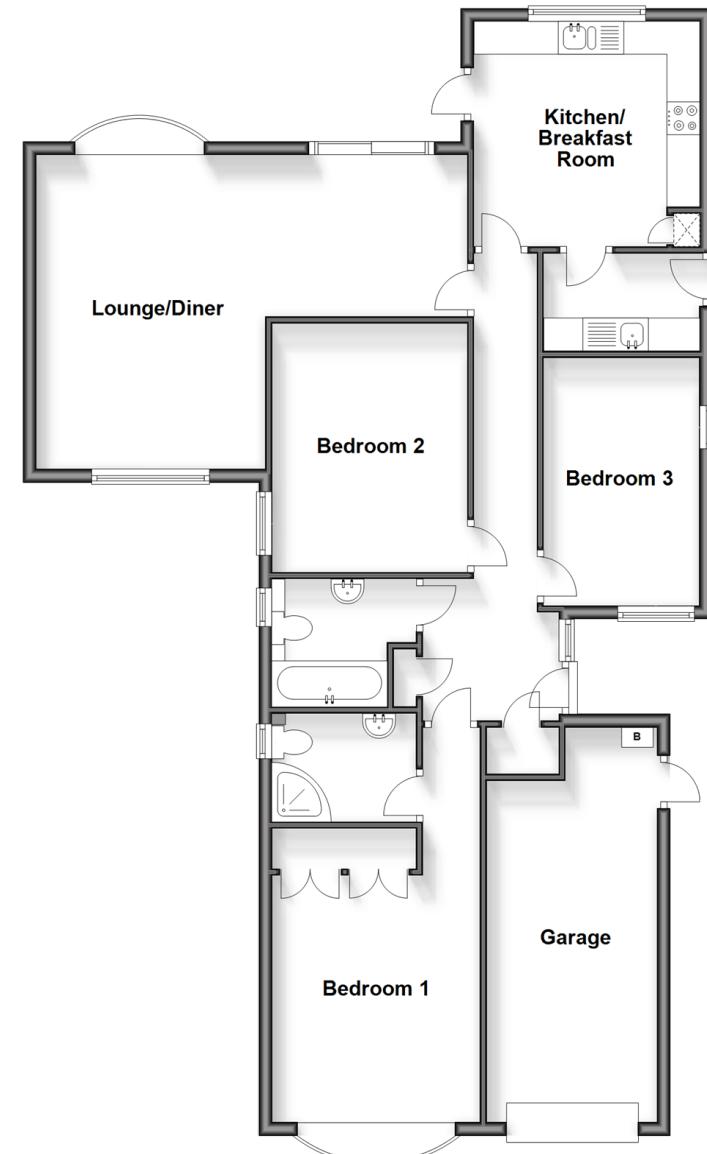
Rear Garden

OUTBUILDING

Garage

Ground Floor

Approx. 112.7 sq. metres (1213.1 sq. feet)



Call Herne Bay - 01227 361226 ■ 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.



CURRENT:
C(71)

POTENTIAL:
C(74)



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