



**OVER 60?**

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

**Guide Price**

**£337,500**

**Freehold**

3x  1x  2x 

**Douglas Road,  
Herne Bay, Kent, CT6**

*Wards*  
Helping you move forwards





## Main features

- Detached family home
- Driveway for multiple vehicles
- Conservatory and spacious rear garden
- Within walking distance of town centre, seafront and local transport services
- Ideal for those looking to put their own stamp on

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge Area: 14'10 x 11'5 (4.52m x 3.48m)

Dining Area: 10'4 x 9'8 (3.15m x 2.95m)

Kitchen: 9'5 x 7'3 (2.87m x 2.21m)

Conservatory: 11'2 x 9'8 (3.41m x 2.95m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 12'0 x 9'10 (3.66m x 3.00m)

Bedroom 2: 10'0 x 9'0 (3.05m x 2.75m)

Bedroom 3: 7'0 x 5'9 (2.14m x 1.75m)

### OUTSIDE

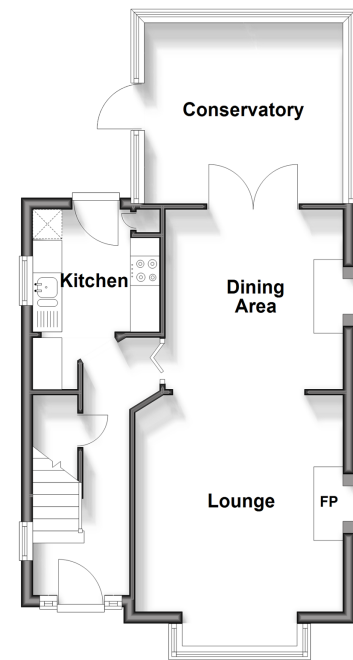
Garage

Driveway

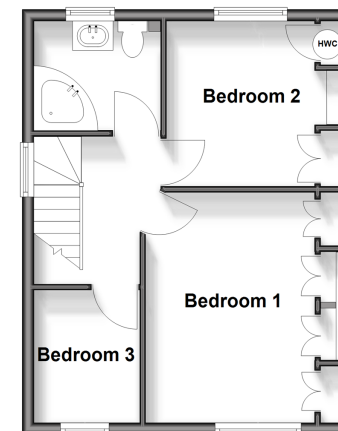
Front Garden

Rear Garden

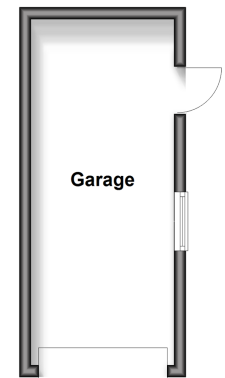
**Ground Floor**  
Approx. 47.2 sq. metres (508.3 sq. feet)



**First Floor**  
Approx. 36.4 sq. metres (391.3 sq. feet)



**Outbuilding**  
Approx. 14.5 sq. metres (156.6 sq. feet)



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