



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Sandown Drive, Herne  
Bay, Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Garage and off road parking
- Low maintenance rear garden
- Easy access to train station ideal for commuting
- Short walk to the beach
- Close to local shops, schools town

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Kitchen: 12'9 x 9'6 (3.89m x 2.90m)

Dining area: 9'4 x 7'9 (2.85m x 2.36m)

Lounge: 21'0 x 10'1 (6.41m x 3.08m)

#### Shower Room

Bedroom 2: 13'7 x 7'4 (4.14m x 2.24m)

Bedroom 1: 10'11 x 10'1 (3.33m x 3.08m)

Bedroom 3: 9'0 x 7'0 (2.75m x 2.14m)

Room 1/Office: 10'7 x 9'6 (3.23m x 2.90m)

### OUTSIDE

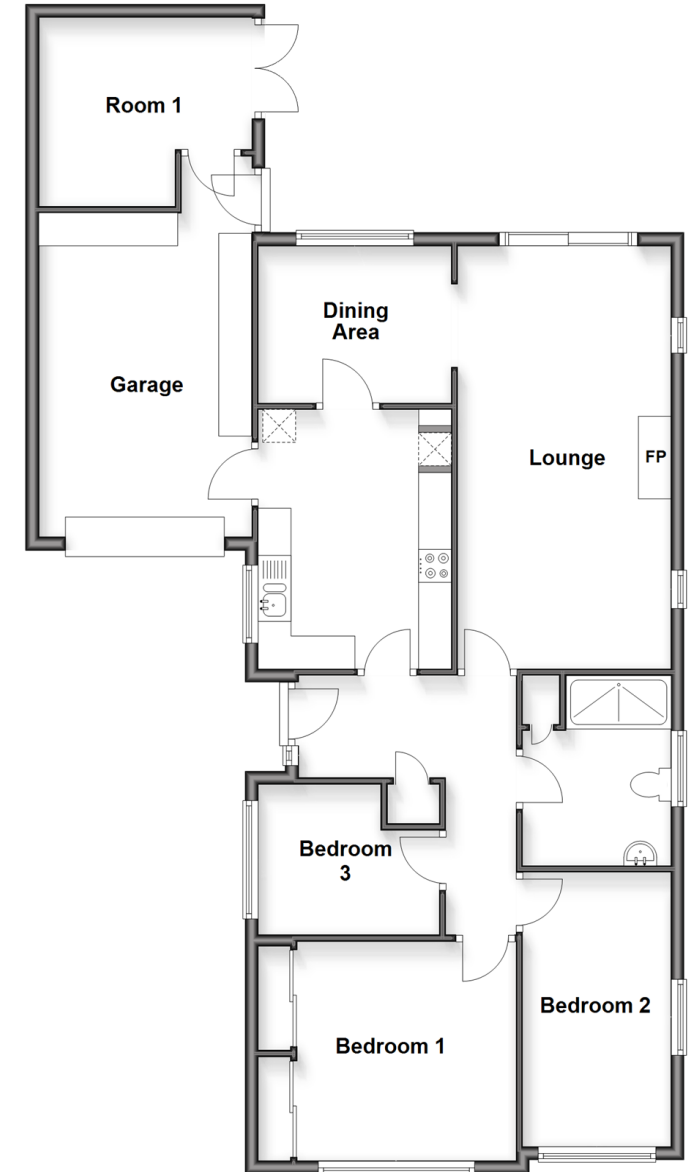
Front Garden

Rear Garden

Driveway

### Ground Floor

Approx. 111.5 sq. metres (1200.4 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 50% less, by purchasing a Lifetime Lease.



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