



**Price**  
**£450,000**

**Freehold**

4x  2x  1x 

**The Wilmington,  
Meadowbridge, Herne  
Bay, Kent, CT6**

*Wards*  
Helping you move forwards





## Main features

- **Bespoke design fully fitted kitchen with integrated Bosch appliances**
- **Contemporary style sanitaryware to bathroom and en-suite with heated towel rails**
- **Built-in wardrobe to bedroom 1**
- **Air source heat pump**
- **Fencing, turf and patio to rear garden**
- **Garage and off-road parking with EV charging point**

## Accommodation

### GROUND FLOOR

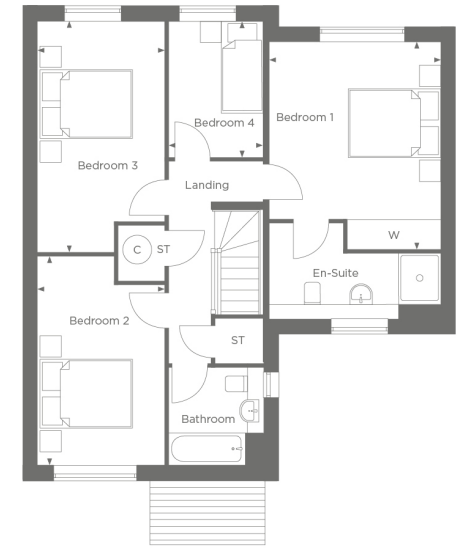
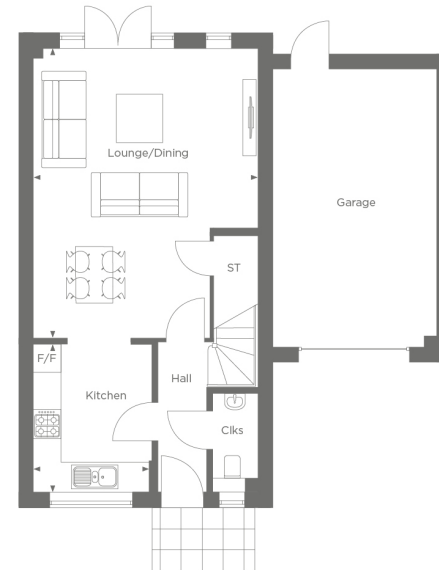
Entrance Hall  
Lounge/Dining: 20'4 x 15'9 (6.20m x 4.80m)  
Kitchen: 10'6 x 8'3 (3.20m x 2.52m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 14'6 x 12'1 (4.42m x 3.69m)  
En-Suite Shower Room  
Bedroom 2: 14'9 x 8'10 (4.50m x 2.69m)  
Bedroom 3: 16'2 x 8'10 (4.93m x 2.69m)  
Bedroom 4: 9'7 x 6'8 (2.92m x 2.03m)  
Bathroom

### OUTSIDE

Front Garden  
Rear Garden  
Garage  
Off-Road Parking



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

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



11238971/20251114/JB/GG