

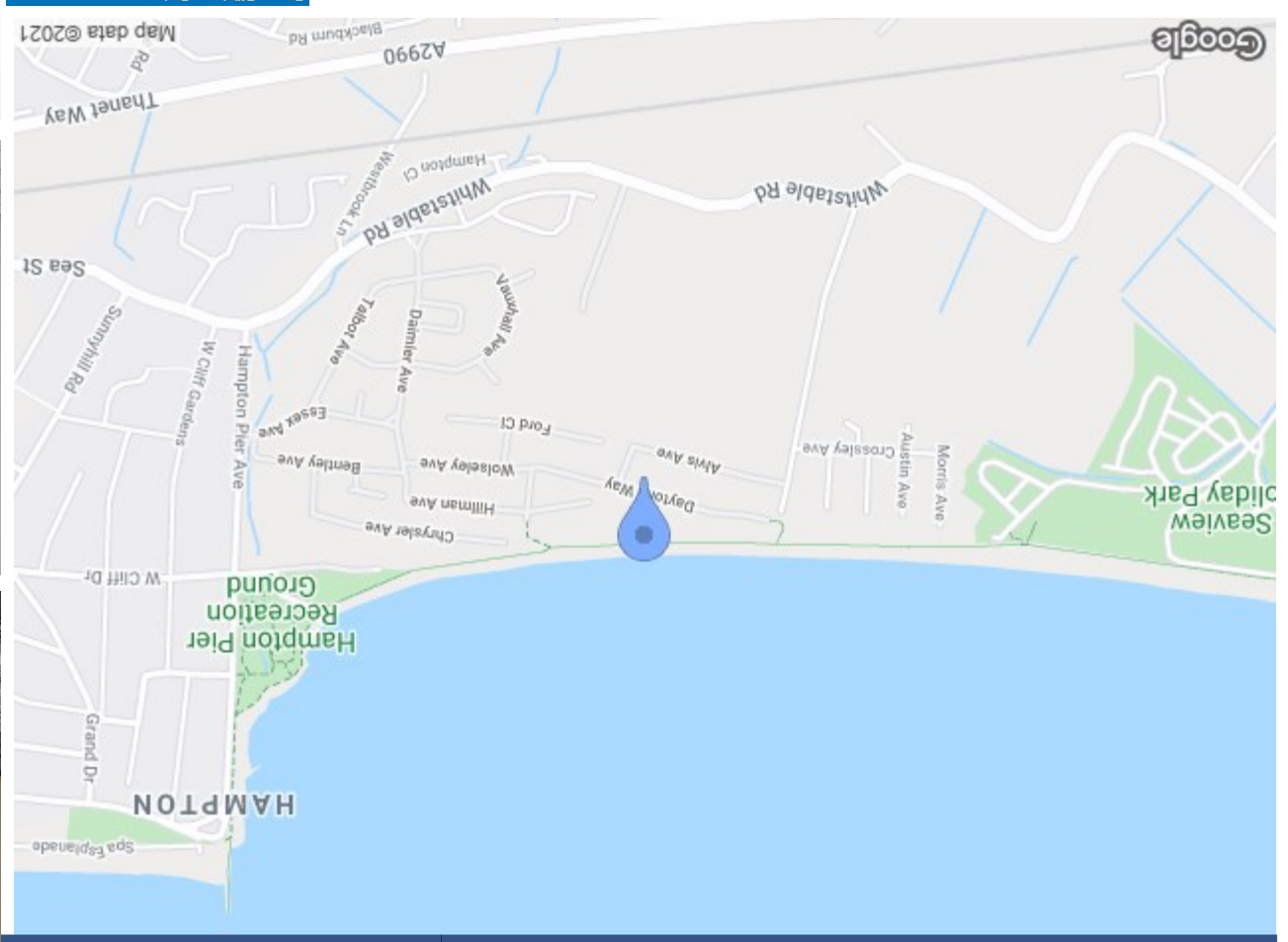
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



136 High Street, Herne Bay, Kent, CT6 5JY
 01227 740840 e. hernebay@milesandbarr.co.uk



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient - lower running costs	B (81-121)
Energy efficient - lower running costs	C (69-80)
Energy efficient - lower running costs	D (55-68)
Energy efficient - lower running costs	E (39-54)
Energy efficient - lower running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)



22 DAYTONA WAY
HERNE BAY



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HERNE BAY

£365,000

- No Forward Chain
- Sea Views
- Excellent Potential
- Coastal Property

ABOUT

NO FORWARD CHAIN.....

Miles and Barr are delighted to offer this excellent sea facing property to the market. This bungalow has unlimited potential and is calling out for someone to renovate. Located on the popular Studd Hill and with sea views makes this a prime location. The property has been configured to a one bed by the current owner but has the footprint of a two/three bed. Internally it boasts a large lounge leading to conservatory, kitchen, two utilities, bathroom and bedroom. Small garden to the rear and off road parking to the front.

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

DESCRIPTION

External

Lounge 23 x 10.06 (7.01m x 3.05m.1.83m)

Kitchen 15.07 x 7.06 (4.57m.2.13m x 2.13m.1.83m)

Bedroom 17.06 x 8.04 (5.18m.1.83m x 2.44m.1.22m)

Bathroom 9.04 x 8.04 (2.74m.1.22m x 2.44m.1.22m)

Conservatory 13.07 x 13.01 (3.96m.2.13m x 3.96m.0.30m)

Utility 8.10 x 5.04 (2.44m.3.05m x 1.52m.1.22m)

Second Utility 8.06 x 5.05 (2.44m.1.83m x 1.52m.1.52m)

External

Front Garden

Off Street Parking

Rear Garden

