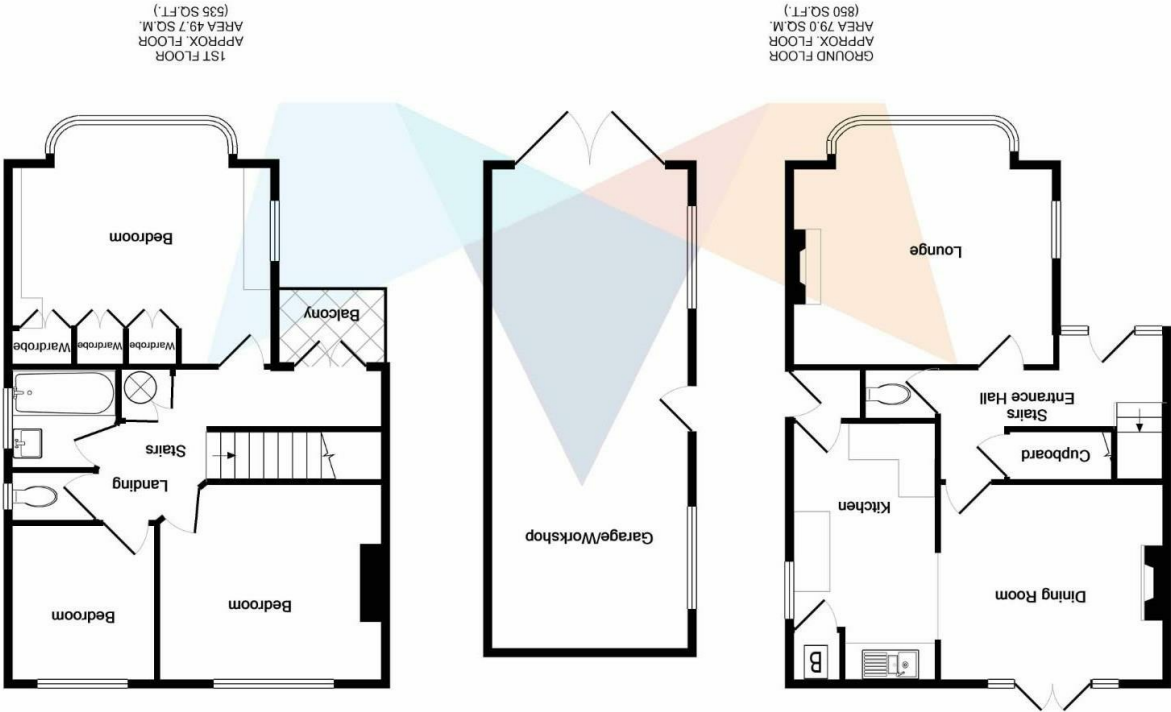


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



| England & Wales | | |
|---|--|--|
| EU Directive 2002/91/EC | | |
| Not energy efficient - higher running costs | | |
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| F | | |
| G | | |
| Not energy efficient - higher running costs | | |
| Very energy efficient - lower running costs | | |
| Current | | |
| Potential | | |
| 64 | | |
| 88 | | |

TOTAL APPROX. FLOOR AREA 128.7 SQ.M. (1385 SQ.FT.)
Made with Metropix ©2021



DOWN'S PARK HERNE BAY



DOWN'S PARK
HERNE BAY

OFFERS OVER £475,000

- Art-Deco Family Home
- Original Features Throughout
- Ample Off Street Parking
- Immaculate Condition
- Sunny Aspect Rear Garden
- Scarce Style Of Home
- Ideally Situated
- Close To All Local Amenities

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.

ABOUT

UNIQUE ART-DECO SEMI-DETACHED HOUSE IN THE HEART OF HERNE BAY... Miles and Barr are honoured to present to the market this exceptional Three bedroom Semi-Detached house, boasting private driveway, sunny aspect landscaped rear garden and frankly copious amounts of curb appeal; situated on the ever popular Downs Park, Central Herne Bay. You enter the home through original front door, with the internal accommodation comprising of three double bedrooms upstairs with family bathroom and separate cloakroom, and access out to the balcony overlooking the front garden on the east aspect, making it an ideal spot for breakfast and a morning coffee. The downstairs holds large lounge to the front benefiting from the same proportioned bay window as the main bedroom. Separate W/C downstairs with the dining room being situated to the rear looking out over the stunning garden through tasteful patio doors. You access the kitchen from the dining room which has larder, and ample work surface and storage space, with a separate side entrance that gives access out to the driveway. Outside the home is surrounded by a lovely decked area to make the most of the westerly aspect, with the rest of the garden being accessed down some steps to the beautifully landscaped garden with mature beds. The property is completed by large powered workshop offering scope for a multitude of uses! The home is surrounded by beautiful architecture and perfectly placed for access to all Herne Bay has to offer, with the town centre, seafront and transport links all within comfortable walking distance, with a selection of reputable schools, both primary and secondary, as well as a number of other amenities in the surrounding area.

DESCRIPTION

- Entrance
- Lounge 14'00 x 13'09 (4.27m x 4.19m)
- WC 4'05 x 2'11 (1.35m x 0.89m)
- Diner 16'11 x 12'04 (5.16m x 3.76m)
- Kitchen 14'03 x 7'11 (4.34m x 2.41m)
- First Floor
- Bedroom One 13'11 x 13'08 (4.24m x 4.17m)
- Bedroom Two 12'04 x 11'07 (3.76m x 3.53m)
- Bedroom Three 8'10 x 7'11 (2.69m x 2.41m)
- WC 4'08 x 2'08 (1.42m x 0.81m)
- Bathroom 5'11 x 5'06 (1.80m x 1.68m)
- External
- Garage 26'08 x 11'0 (8.13m x 3.35m)
- Rear Garden

