



10 Cliff Avenue, Herne Bay  
£400,000



# 10 Cliff Avenue

Herne Bay, Herne Bay

As we enter this delightful bungalow, we are greeted by a bright and inviting hallway, leading us to the heart of the home. The property comprises two generously sized double bedrooms, each providing ample space for relaxation and comfortable living. Natural light floods through well-placed windows, enhancing the peaceful ambiance within. Continuing our journey through this charming dwelling, we discover a spacious lounge area, ideal for both unwinding after long days and entertaining guests. The lounge serves as the ultimate retreat, offering a cosy and intimate atmosphere for various activities.

The property further benefits from a convenient garage, providing secure storage and parking solutions, as well as coveted off-road parking, ensuring convenience for both residents and their guests. Every aspect of this dwelling has been meticulously considered, catering to the practical needs of its occupants.

A true gem, this bungalow features a beautifully maintained garden. The outdoor space offers a sanctuary from the daily bustle, providing respite to disconnect and reconnect with nature. An ideal spot for al fresco dining, gardening activities, or simply basking in the sun's warm embrace, this garden serves as an extension of the home's captivating charm. Nestled in a highly prestigious location, this property boasts proximity to an array of local amenities, ensuring a fulfilling and convenient lifestyle. With its idyllic surroundings, impeccable presentation, and unparalleled tranquillity, this bungalow is a true haven for those seeking serenity.







**Entrance**

Leading to

**Lounge**

15' 4" x 11' 11" (4.68m x 3.62m)

**Bedroom**

12' 6" x 11' 11" (3.80m x 3.62m)

**Kitchen**

11' 5" x 10' 10" (3.47m x 3.30m)

**Bathroom**

7' 7" x 5' 9" (2.30m x 1.76m)

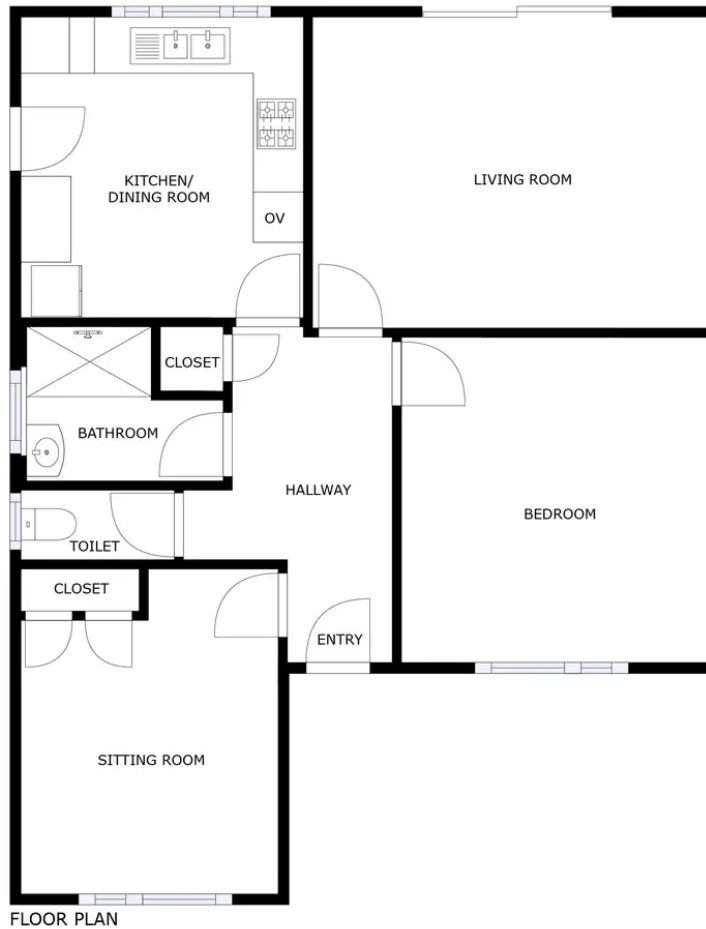
**Wc**

With Toilet and Hand Wash Basin

**Bedroom**

12' 5" x 9' 11" (3.79m x 3.02m)





FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 725 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)