



100 Grand Drive, Herne Bay
£550,000

100 Grand Drive

Herne Bay, Herne Bay

Welcome to this most attractive three bedroom detached residence, where comfort meets convenience in a fantastic location with the seafront at the end of the road. As you step inside, you'll be greeted by a welcoming entrance hall leading to three reception rooms on the ground floor as well as under stair cloak room. The spacious living room invites you to unwind by the fireplace, while the adjacent dining room provides an elegant space for formal gatherings. A versatile conservatory completes the trio of reception rooms, offering a quiet retreat for work or relaxation. The heart of the home lies in the kitchen, equipped with ample cabinet and countertop space. Upstairs, you'll find two generously sized double bedrooms and a comfortable single bedroom, each offering peaceful retreats for rest and relaxation. A well-appointed bathroom completes the upper level, featuring modern fixtures and fittings for your comfort and convenience. Outside, the property boasts off-street parking, including an extremely large garage, providing ample space for multiple vehicles, as a work shop or for additional storage. There is a large space at the back of the garage that is used for storage. The good-sized rear garden offers a peaceful oasis, ideal for outdoor activities, gardening, or simply enjoying the beauty of nature. Further benefits include a summerhouse, that would be ideal as an office, studio or as a room to relax and enjoy the beautiful garden. Situated on Grand Drive, in Hampton on the west side of Herne Bay, the area boasts stunning seafront and sunset's, sailing club, sea front pub and shops and transport links, as well as an excellent primary school a short walk away, making the area always popular for families. These details are yet to be approved by the vendor.

Identification checks Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to





Entrance

Leading to

Lounge

15' 8" x 12' 0" (4.78m x 3.65m)

Wc

4' 10" x 2' 5" (1.47m x 0.73m)

Kitchen

14' 1" x 9' 11" (4.30m x 3.01m)

Dining Room

12' 0" x 11' 7" (3.66m x 3.52m)

Conservatory

13' 2" x 9' 11" (4.01m x 3.03m)

First Floor

Leading to

Bedroom

12' 0" x 11' 1" (3.66m x 3.37m)

Bedroom

12' 5" x 11' 10" (3.78m x 3.60m)

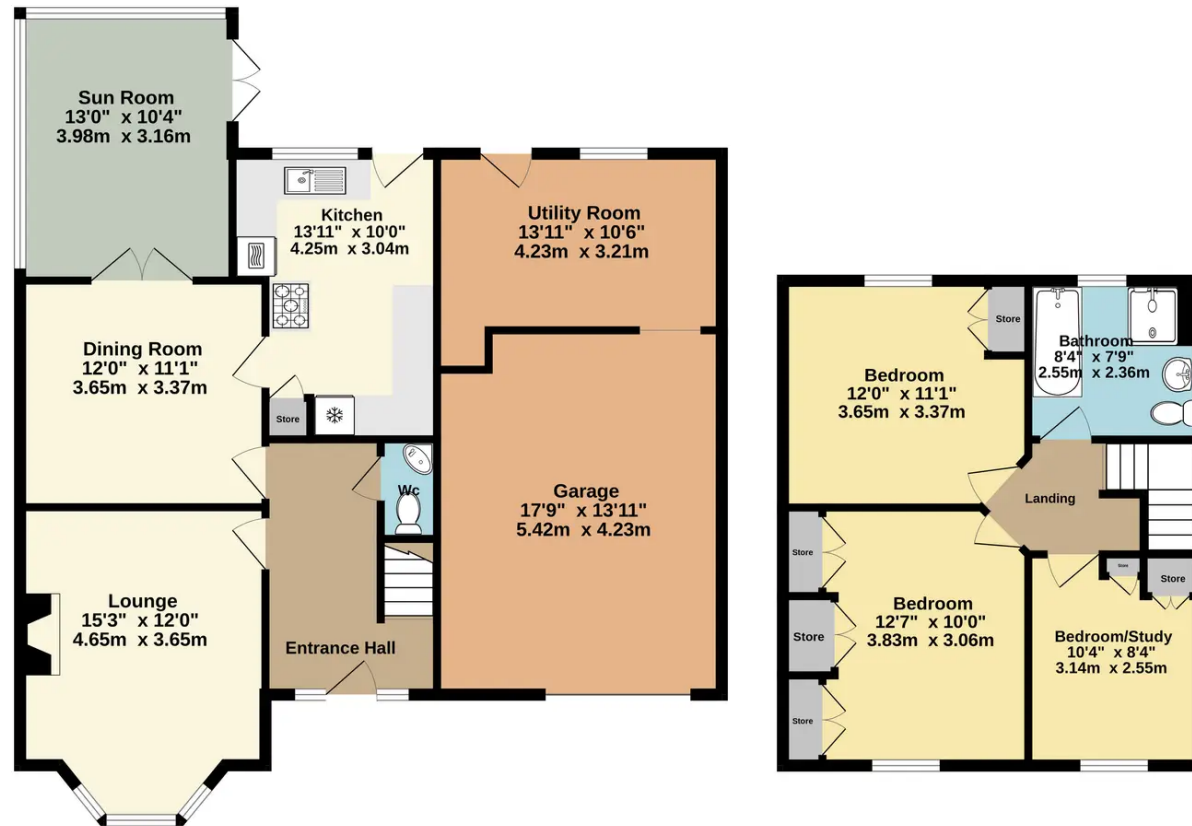
Bedroom

10' 4" x 8' 6" (3.14m x 2.58m)

Bathroom

8' 5" x 7' 6" (2.56m x 2.28m)





TOTAL FLOOR AREA : 1511 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Miles & Barr

125 High Street, Herne Bay - CT6 5LA

01227 740 840

hernebay@milesandbarr.co.uk

www.milesandbarr.co.uk/

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