



151 The Broadway, Herne Bay
£475,000

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This expansive detached house presents an exceptional opportunity for those seeking a project to transform a property into their dream home. Boasting generous proportions and an array of versatile living spaces, this residence offers a total of three bedrooms complemented by four reception rooms plus an office on the ground floor, providing ample room.

Upon arrival, the property makes a grand statement with its in and out driveway, providing convenient parking for multiple vehicles—a rare luxury in this sought-after area. Accessible via both external and integral entrances, the garage offers additional storage space and the potential for further development.

Stepping inside, the discerning buyer will be greeted by a layout that invites customization and modernization, with each room offering boundless potential.

One of the highlights of this property is its private rear garden, providing a tranquil retreat where one can unwind amidst lush greenery and enjoy al fresco dining or leisurely outdoor gatherings.

While the property is in need of updating, its prime location and ample space present a rare opportunity for those with vision and ambition to create a truly spectacular residence tailored to their unique preferences. With its desirable features and promising potential, this Herne Bay gem awaits its transformation into a distinguished abode that blends modern luxury with timeless charm.

Identification checks





Entrance

Leading to

Bathroom

7' 2" x 5' 2" (2.19m x 1.58m)

Kitchen

7' 2" x 12' 5" (2.19m x 3.78m)

Dining Room

11' 1" x 11' 11" (3.37m x 3.62m)

Office

11' 7" x 6' 11" (3.54m x 2.10m)

Lounge

11' 11" x 11' 11" (3.63m x 3.62m)

Second Lounge

17' 2" x 15' 0" (5.22m x 4.57m)

First Floor

Leading to

Bedroom

7' 1" x 7' 5" (2.15m x 2.25m)

Bedroom

12' 6" x 11' 5" (3.81m x 3.49m)

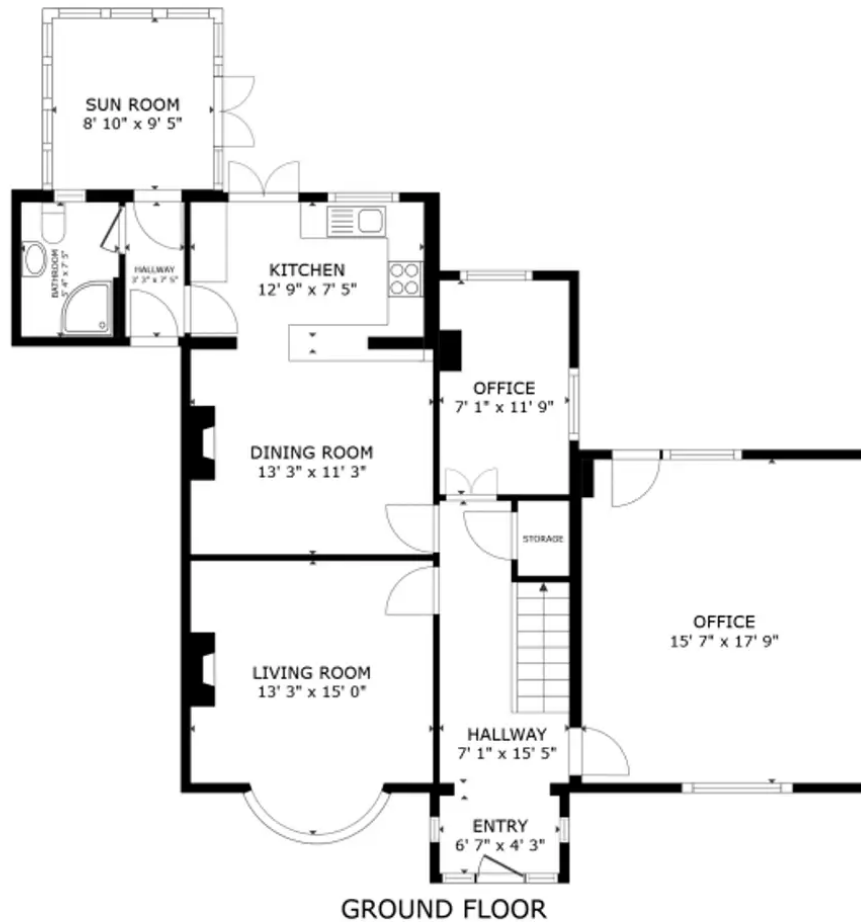
Bedroom

11' 1" x 11' 5" (3.37m x 3.49m)

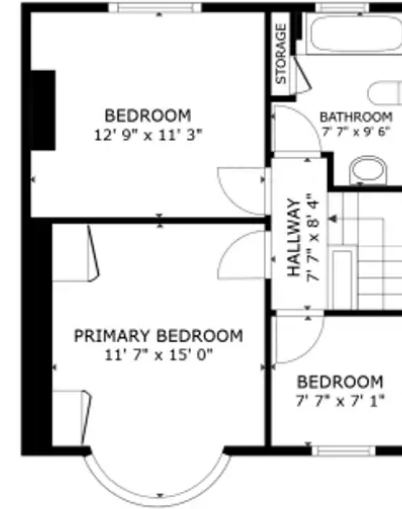
Bathroom

9' 1" x 6' 0" (2.77m x 1.84m)





GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 1,115 sq.ft. FLOOR 1 491 sq.ft.
 TOTAL : 1,606 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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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