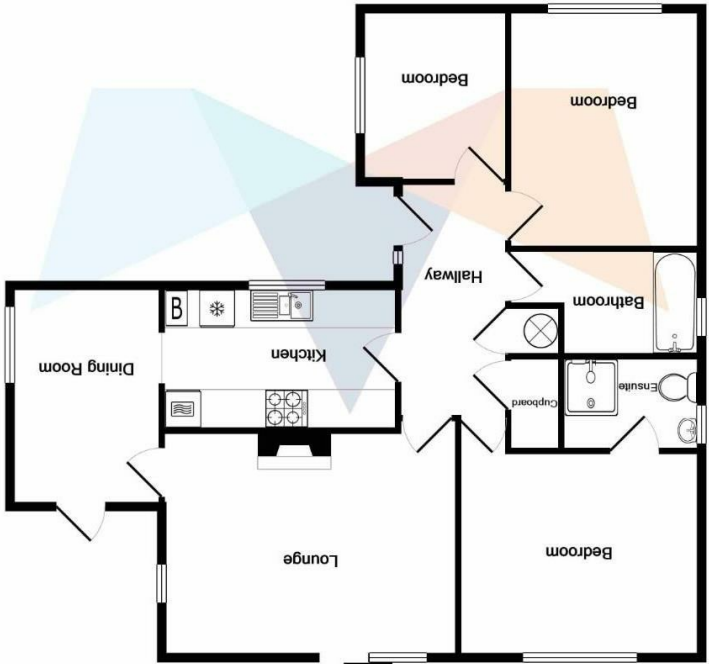


www.milesandbarr.co.uk/referral-fee-disclosure
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We 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:



England & Wales	
EU Directive	2002/91/EC
Not energy efficient - higher running costs	
G	(17-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	
Current	Possible
60	85

TOTAL APPROX. FLOOR AREA 81.4 SQ.M. (876 SQ.FT.)
Made with Metropix ©2021



KING EDWARD AVENUE HERNE BAY



KING EDWARD AVENUE
HERNE BAY

£450,000

- Three Bedroom
- Detached Bungalow
- Sought After Location
- Detached Double Garage
- Excellent Transport Links
- Close To 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 and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links 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

DETACHED BUNGALOW IN HIGHLY SOUGHT-AFTER LOCATION BEING OFFERED WITH NO ONWARD CHAIN...

Miles and Barr are delighted to present to the market this charming Three Bedroom detached bungalow with double Garage, located on King Edward Avenue, Beltinge, Herne Bay. You enter the home into spacious and welcoming hallway, three generously sized bedrooms with the main bedroom having shower en-suite. There is a family bathroom, large light lounge that gives access out to the rear garden via sliding doors, Kitchen situated to the front of the bungalow with ample worksurface and storage space, with dinning room to the side linking the lounge and kitchen and also given access out. The garden is in two main area and is a great sized sunny space that is mostly laid to lawn. The home is completed by driveway to the front that gives access to a pitched roof detached double garage. Finding itself in the beautiful Beltinge Village, the location is an ideal epicentre for all there is to enjoy in Herne Bay and the wider area by extension. The home finds itself a short walk from Bus stops that give easy access to all of Herne Bay, Whitstable, Margate, Ramsgate and even the Cathedral City of Canterbury. Bungalows in this area are seldom found. The owner advises the property is to be offered CHAIN FREE, so please contact Sole agent Miles and Barr for more information or to organise your personal viewing appointment today.

...draft details, these details are yet to be signed off by the vendor.

DESCRIPTION

Entrance

Lounge 15'04 x 12'04 (4.67m x 3.76m)

Dining Room 11'04 x 7'09 (3.45m x 2.36m)

Kitchen 11'10 x 7'06 (3.61m x 2.29m)

Bedroom One 12'08 x 12'05 (3.86m x 3.78m)

En Suite 7'03 x 4'10 (2.21m x 1.47m)

Bedroom Two 12'04 x 9'07 (3.76m x 2.92m)

Bedroom Three 9'03 x 7'07 (2.82m x 2.31m)

Bathroom 9'06 x 5'06 (2.90m x 1.68m)

External

Off Street Parking

Rear Garden

