

# KE



50 Mickleburgh Hill, Herne Bay, Kent, CT6 6DU

£325,000

- Immaculately Presented Three Bedroom End Of Terrace Period House
- Front Courtyard Garden Area
- Walking Distance To Town Centre And Beach
- End Of Chain



# 50 Mickleburgh Hill, Herne Bay CT6 6DU

A charming Victorian end of terrace house located on Mickleburgh Hill in the delightful seaside town of Herne Bay boasting light and spacious interior, perfect for families or those seeking a comfortable living space.

As you enter, you are greeted by a large inviting reception room that offers ample space for relaxation and entertaining. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. The house features three bedrooms, providing plenty of room for family or guests.

Outside, the front courtyard garden offers a lovely spot to enjoy the fresh air, perfect for morning coffee or evening relaxation.

This period property combines classic Victorian charm with modern living, making it an ideal choice for those who appreciate character and comfort. With its prime location in Herne Bay, you will find yourself just a short distance from the beach, local amenities, and excellent transport links.

This delightful home is a wonderful opportunity for anyone looking to embrace the coastal lifestyle while enjoying the benefits of a spacious and well-appointed residence.



3



1

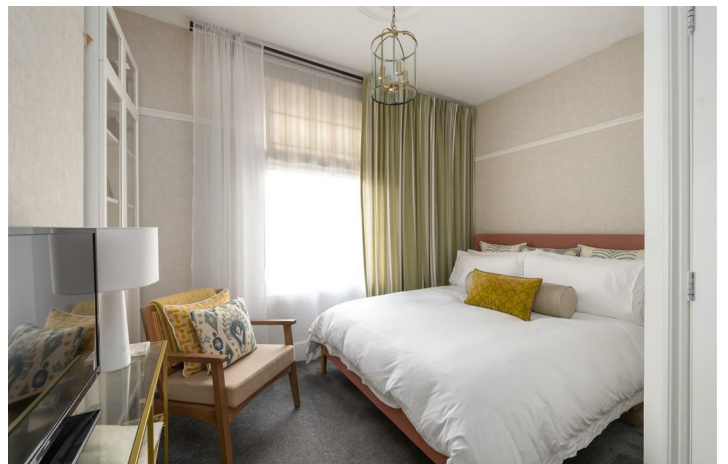


1



C

Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Lobby**

**Lounge**

**Kitchen/Diner**

**Utility Room/WC**

## **FIRST FLOOR**

**Landing**

**Bedroom One**

**Shower Room**

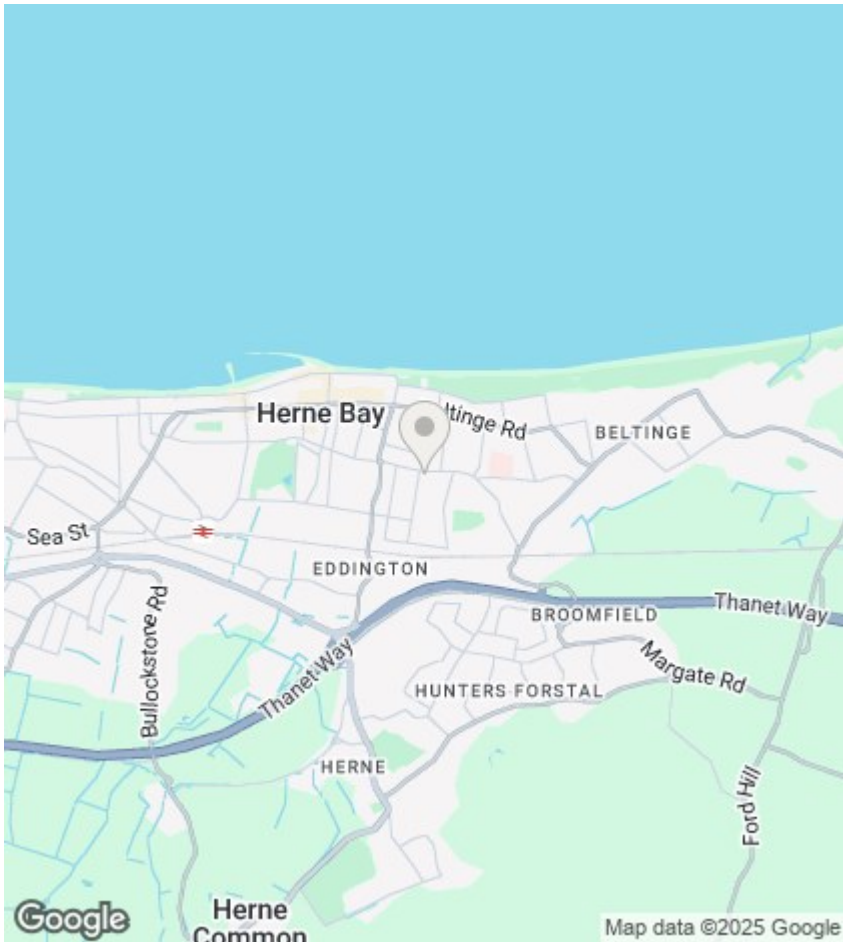
**Bedroom Two**

**Bedroom Three**

## **OUTSIDE**

**Front Garden**

**COUNCIL TAX BAND C**



## Viewings

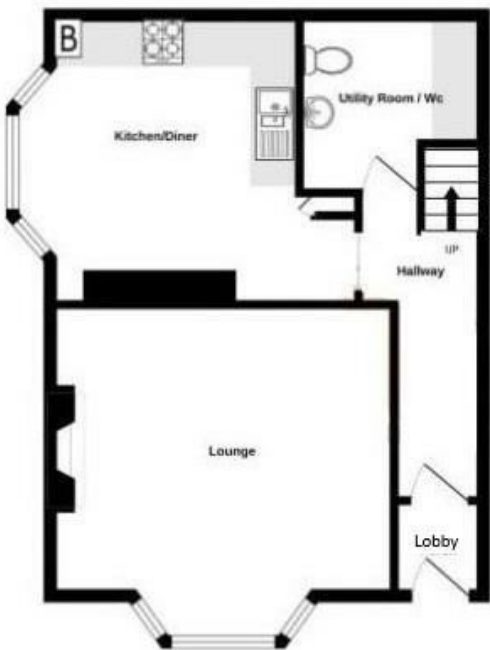
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>70</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

GROUND FLOOR  
46.0 sq.m. (495 sq.ft.) approx.



1ST FLOOR  
45.4 sq.m. (488 sq.ft.) approx.

