



Guide Price
£365,000

Freehold

3x  1x  2x 

**Sunnyhill Road, Herne
Bay, Kent, CT6**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Large semi-detached family home
- Substantial corner plot and garage
- Utility area, downstairs cloakroom
- Separate lounge and dining room area, well presented throughout
- Close to sea front and railway links

Accommodation

GROUND FLOOR

- Entrance Hallway
- Dining Area: 11'0 x 10'1 (3.36m x 3.08m)
- Lounge: 13'6 x 12'2 (4.12m x 3.71m)
- Garden Room: 15'5 x 8'8 (4.70m x 2.64m)
- Utility Room
- Cloakroom
- Kitchen: 11'5 x 8'3 (3.48m x 2.52m)

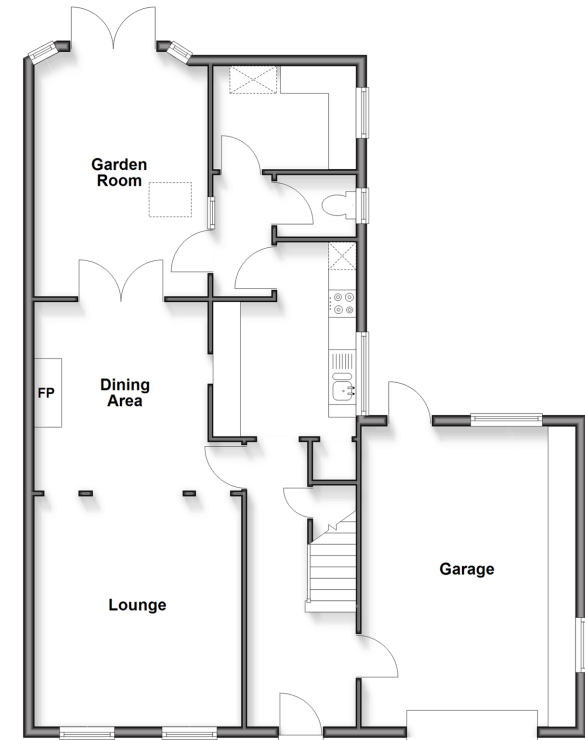
FIRST FLOOR

- Landing
- Bathroom
- Bedroom 2: 11'0 x 10'11 (3.36m x 3.33m)
- Bedroom 1: 13'6 x 10'10 (4.12m x 3.30m)
- Bedroom 3: 9'1 x 7'7 (2.77m x 2.31m)

OUTSIDE

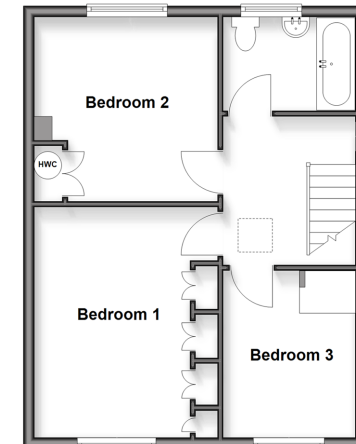
- Garage
- Driveway
- Front Garden
- Rear Garden

Ground Floor
Approx. 92.8 sq. metres (999.0 sq. feet)



First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Call Herne Bay - 01227 361226 ■ wardsofKent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



11237315/20251002/EM/GG