

KE



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

Offers In Excess Of £300,000

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

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50 Mickleburgh Hill, Herne Bay CT6 6DU

A divine Victorian end of terrace house located 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.

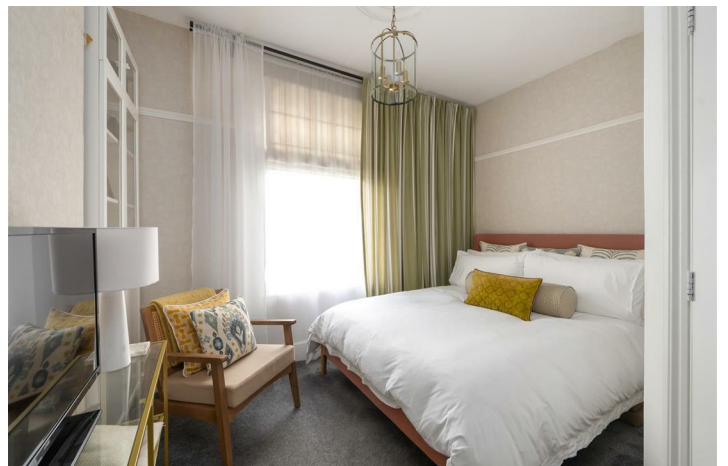
Outside, the courtyard garden offers a lovely spot to enjoy the fresh air, perfect for morning coffee or evening relaxation.

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.



Council Tax Band: C



GROUND FLOOR

Entrance Hall

Lobby

Lounge

Kitchen/Diner

Utility Room/WC

FIRST FLOOR

Landing

Bedroom One

Shower Room

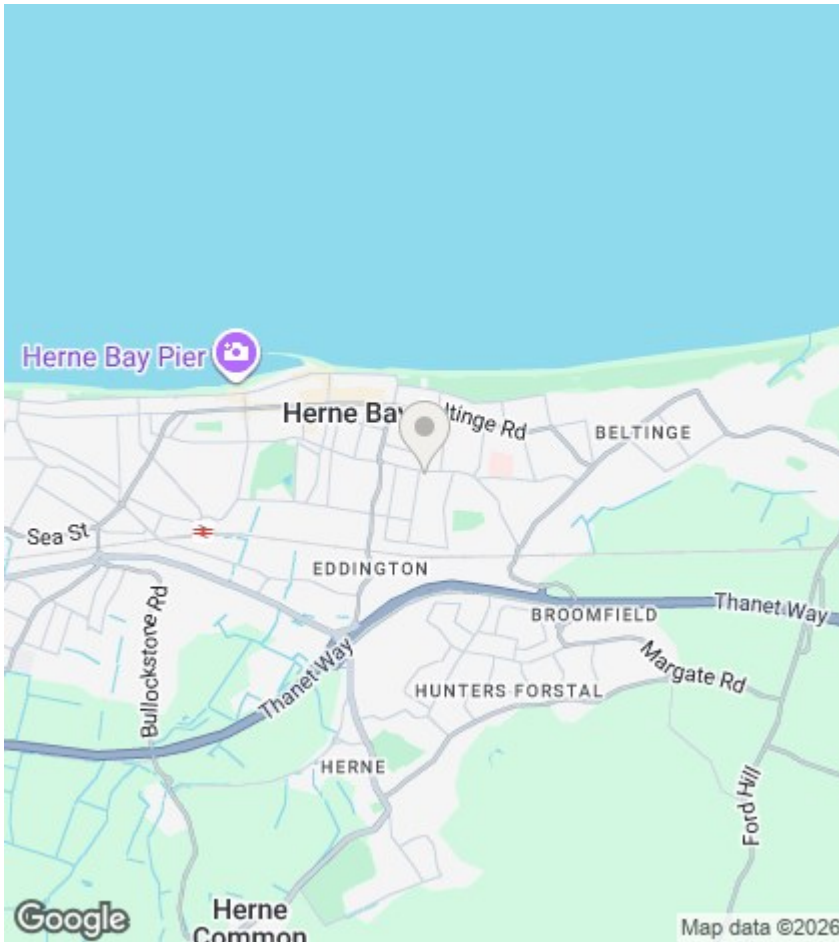
Bedroom Two

Bedroom Three

OUTSIDE

Front Garden

COUNCIL TAX BAND C



Viewings

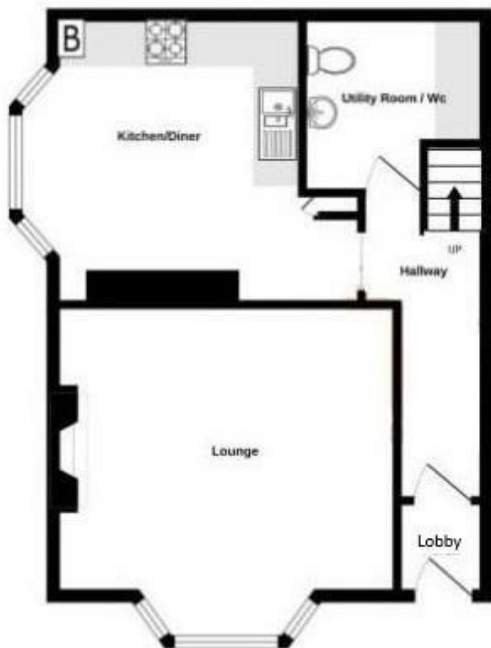
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">88</div>
(81-91) B			
(69-80) C		<div style="border: 1px solid black; padding: 2px; display: inline-block;">70</div>	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

