



Guide Price
£235,000

Freehold

1x  1x  1x 

Forgefields, Herne,
Herne Bay, Kent, CT6

OVER 60?

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

Wards
Helping you move forwards



Main features

- Stunning one bed property
- Garage to side, on street parking
- Luxury flooring throughout ground floor
- Conservatory extension with roof lantern
- Set back from main road, outskirts of Herne village

Accommodation

GROUND FLOOR

- Hallway
- Kitchen: 10'3 x 5'0 (3.13m x 1.53m)
- Lounge: 12'1 x 11'1 (3.69m x 3.38m)
- Conservatory: 11'5 x 9'5 (3.48m x 2.87m)

FIRST FLOOR

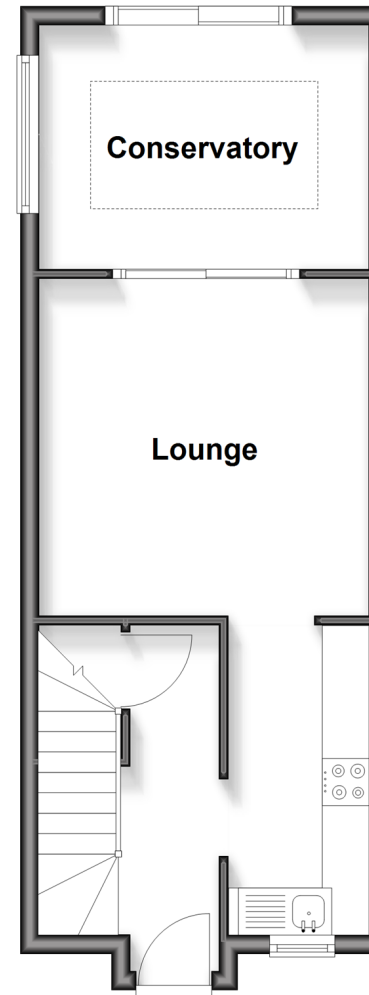
- Bedroom: 12'0 x 9'5 (3.66m x 2.87m)
- Bathroom: 7'2 x 6'0 (2.19m x 1.83m)

OUTSIDE

- Paved patio and shed
- Garage

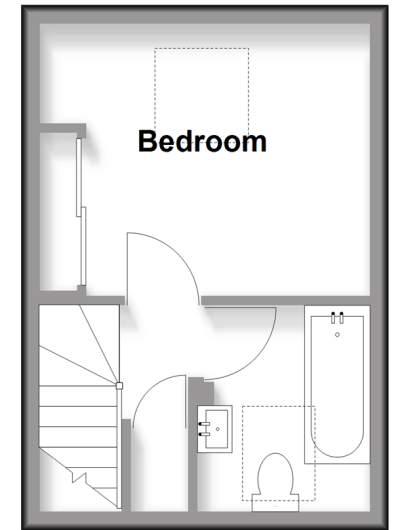
Ground Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



First Floor

Approx. 18.3 sq. metres (197.0 sq. feet)



Call Herne Bay - 01227 361226 ■ wardsof Kent.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



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