



**76 MICKLEBURGH HILL**  
**HERNE BAY**

**£1,150 PCM**



- Large 4 Bedroom Semi-detached House
- Elevated Location With Panoramic Views
- Great Location for Town and Seafront

- Two Reception Rooms
- Front, Side and Rear Gardens

## ABOUT

\* LARGER THAN AVERAGE 3-4 BEDROOM SEMI DETACHED HOUSE WITH DISTANT SEA VIEWS \*  
 enjoying an elevated position on a sizable corner plot offering panoramic views across Herne Bay town with distant sea views too!  
 Once inside you will appreciate the space on offer - side entrance porch leading into a good sized entrance hall, fitted kitchen/breakfast room, downstairs cloakroom and walk-in boiler room/store room, rear lounge, dining room leading to ground floor 4th bedroom. The first floor offers three good sized bedrooms and family bathroom. The master bedroom alone measures 17'8 into the bay affording wonderful views across the bay. There is a private sunny courtyard area to the rear plus an enclosed side garden. \*Please note the parking and garage is EXCLUDED from the let. Pets considered, no smokers, council tax band D

## LOCATION

## DESCRIPTION

Side Entrance Porch

Entrance Hallway 8'4 x 7'11 (2.54m x 2.41m)

Kitchen/Breakfast Room 11'3 x 7'10 (3.43m x 2.39m)

Downstairs Cloakroom

Lounge (previously Dining Room) 16'5 x 11'9 (5.00m x 3.58m)

Dining Area 13'11 x 8'6 (4.24m x 2.59m)

Bedroom Four (access via dining area) 16'11 into bay x 11'1 (5.16m into bay x 3.38m)

Bedroom One With Panoramic Views 17'8 into bay x 11'1 (5.38m into bay x 3.38m)

Bedroom Two 12'9 x 9'2 (3.89m x 2.79m)

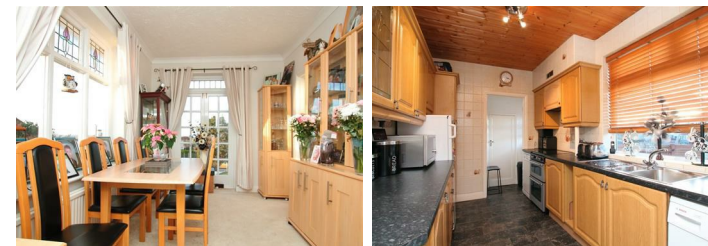
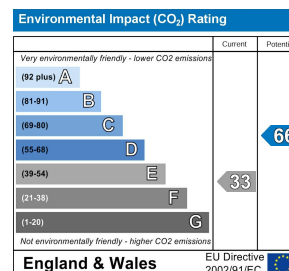
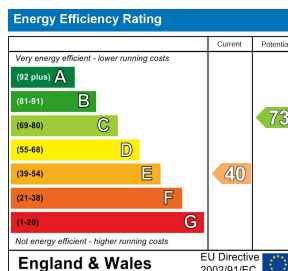
Bedroom Three 10'8 into recess x 10'10 (3.25m into recess x 3.30m)

Bathroom 8'7 x 6'3 (2.62m x 1.91m)



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In accordance with the Property Misdescriptions Act (1991) 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.