



High View Avenue, Herne Bay

  
MILES & BARR  
EXCLUSIVE





# 17 High View Avenue Herne Bay Kent CT6 8DG



## Description

### Ground Floor

- Entrance Hall
- Lounge  
14'6 x 14'0  
(4.42m x 4.27m)
- Living Room  
14'0 x 9'2  
(4.27m x 2.79m)
- Kitchen/Diner  
21'0 x 8'11  
(6.40m x 2.72m)

### First Floor

- Landing
- Bedroom  
12'7 x 10'1  
(3.84m x 3.07m)
- Bedroom  
12'7 x 9'2  
(3.84m x 2.79m)
- Bedroom  
7'1 x 6'9  
(2.16m x 2.06m)
- Bathroom

### Annex

- Kitchen  
10'1 x 7'8  
(3.07m x 2.34m)
- Lounge  
11'9 x 8'3  
(3.58m x 2.51m)
- Bedroom  
9'3 x 8'1  
(2.82m x 2.46m)
- Bedroom  
7'4 x 5'2  
(2.24m x 1.57m)

### External

- Rear Garden

## Property

This three bedroom detached house by the sea comes with a self-contained two bedroom annex, Located in a quiet cul-de-sac with the sea at the end makes this an idyllic location for someone wanting to enjoy the sea air and views. Internally the property boasts good-sized lounge to the front with door to the garden, a modern kitchen/diner and further bay fronted living room. Upstairs off the landing there are two large double bedrooms, one large single and family bathroom. To the rear the garden is mostly laid to lawn with patio area. The annex is situated in the garden also and this comprises, kitchen with breakfast bar, good-sized lounge, shower room, double bedroom and single bedroom. To the front is a lawned garden area that completes the property. The property is well-maintained and in good decorative order throughout.



## Location

Herne Bay has a wide range of amenities including seaside cafes, fresh seafood restaurants, guesthouses, amusement arcades and convenience stores. The seafront features a Victorian bandstand with gardens and is also home to the worlds oldest freestanding purpose-built clock tower.

Herne Bay is a seaside town in Kent, South East England. It is situated 7 miles (11 km) north of Canterbury and 5 miles (8 km) east of Whitstable. It neighbours the ancient villages of Herne and Reculver and is part of the City of Canterbury local government district. Herne Bay's seafront is home to the world's first freestanding purpose-built Clock Tower, built in 1837. The town centre, variety of shops, theatre, sea front, arcades/amusements, pier and other amenities means Herne Bay has lots on offer.

The Thanet Way leading to the M2 motorway is easily accessible, as is Herne Bay railway station, offering great links to London.

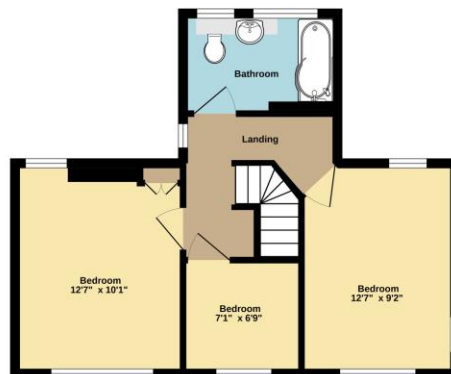




GROUND FLOOR  
537 sq.ft. approx.



1ST FLOOR  
413 sq.ft. approx.



TOTAL FLOOR AREA : 950 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Annex  
336 sq.ft. approx.



TOTAL FLOOR AREA : 336 sq.ft. approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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