



The Broadway, Herne Bay



16 The Broadway
Herne Bay
Kent
CT6 8SR



Description

Ground Floor

- Entrance
- Kitchen
13'6 x 11'9
(4.11m x 3.58m)
- Dining Area
14'4 x 12'1
(4.37m x 3.68m)
- Living Room
17'7 x 13'5
(5.36m x 4.09m)
- Cloakroom
- Bedroom/Walk-in Wardrobe
9'4 x 8'1
(2.84m x 2.46m)
- Bedroom
16'0 x 10'0
(4.88m x 3.05m)
- Bedroom
12'7 x 7'7
(3.84m x 2.31m)
- Bathroom

External

- Rear Garden

First Floor

- Landing
- Bedroom
14'1 x 11'9
(4.29m x 3.58m)

N.B. Measurements
have been taken
from the
Matterport virtual
tour.

Property

A modern contemporary detached house offering open-plan living and found just a short distance from the seafront and town centre.

The property has been maintained in excellent condition and offers high-specification throughout.

A particular feature is the open-plan kitchen, dining room and lounge which offers light and bright living accommodation. The kitchen has a comprehensive range of units with integrated appliances.

There are bi-fold doors opening out to the enclosed rear garden with patio area ideal for entertaining and easy to maintain artificial turf area.

To the first floor there are four bedrooms and a family bathroom.

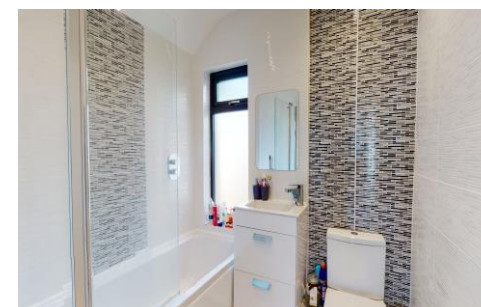
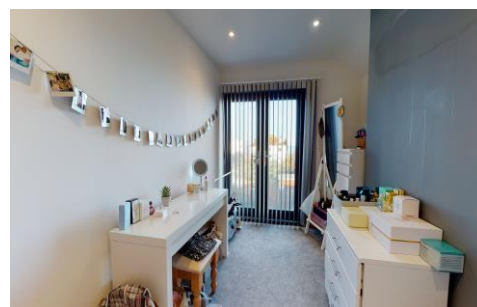


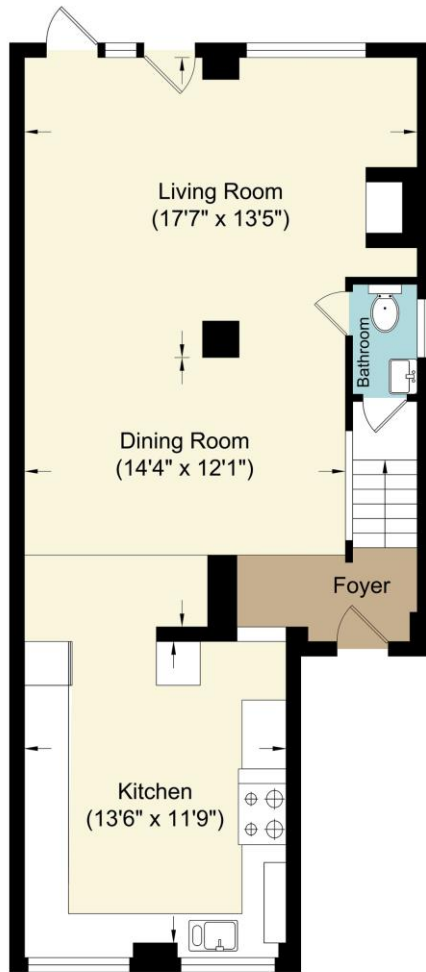
Location

The property is found just a short distance from Herne Bay's popular beach and seafront with its numerous attractions. The town centre is also within easy access where you will find a wide variety of shops, bars, cafes and restaurants as well as numerous leisure and recreational facilities.

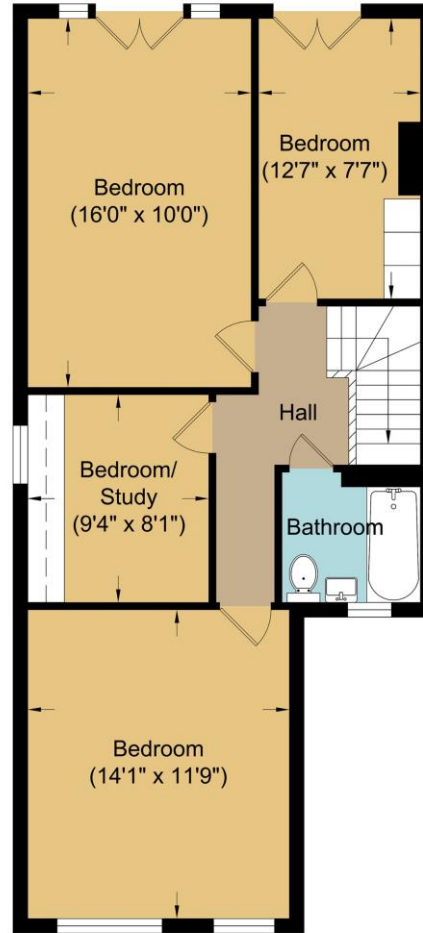
Herne Bay has a mainline railway station offering a regular service to London and the East Kent coast. The town is also within easy access to the A299 which in turn provides access to the M2 motorway network to London and the A2 to the port of Dover and Euro tunnel.

The Cathedral city of Canterbury is approximately 8 miles away where you will find a wider variety of shopping, dining and educational facilities.





Ground Floor
Approximate Floor Area
626.00 sq. ft.
(58.00 sq. m)



First Floor
Approximate Floor Area
626.00 sq. ft.
(58.00 sq. m)

TOTAL APPROX FLOOR AREA 1264.00 SQ. FT. (AREA 117.00 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(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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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 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. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure