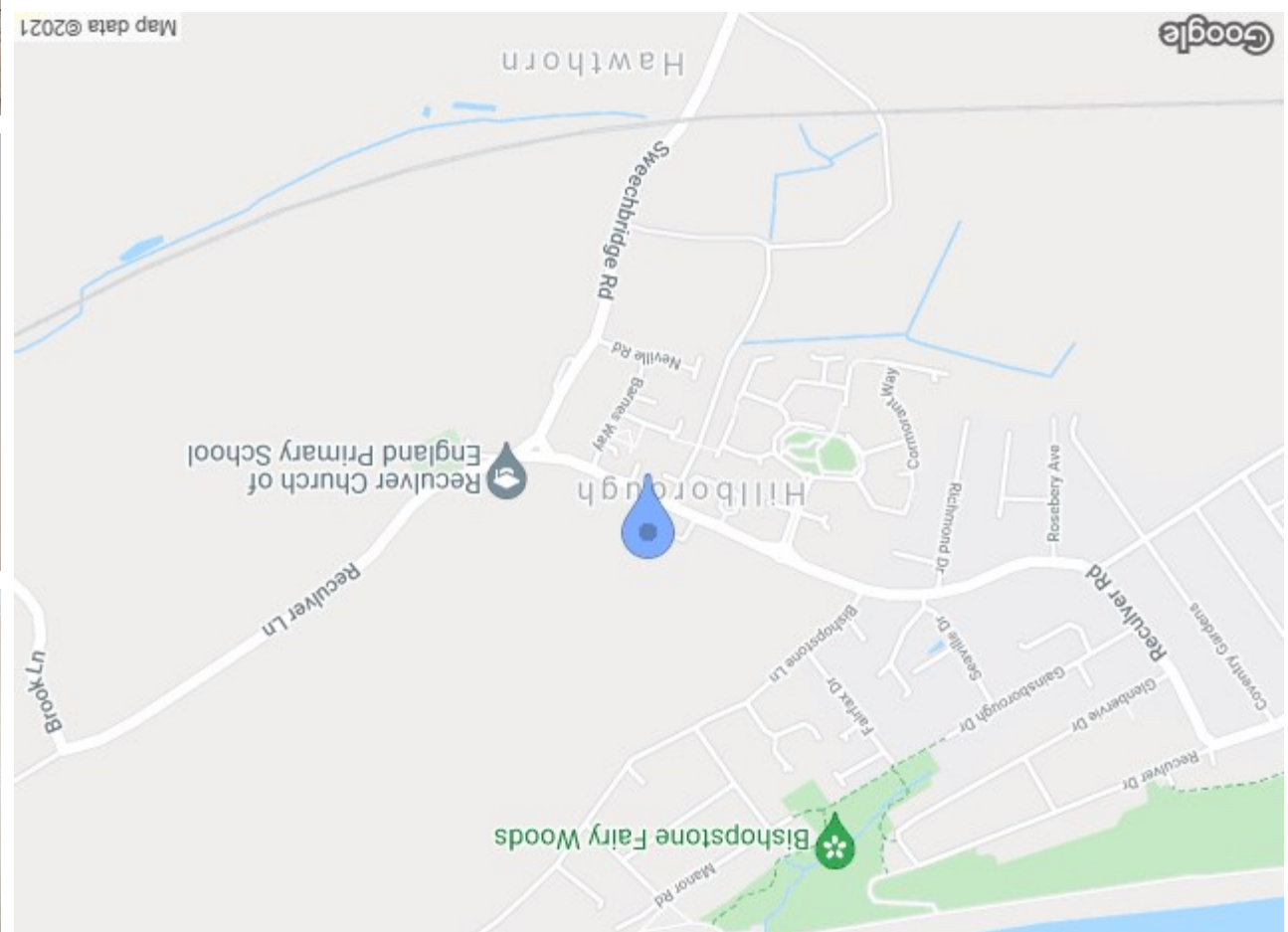


www.milesandbarr.co.uk/referral-fee-disclosure

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:



Energy Efficiency Rating	
Current	Possible
87	77
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(21-42) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



6 WALLIS COURT
HERNE BAY

£410,000

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PROTECTED

Relocation
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The Property
Ombudsman

136 High Street, Herne Bay, Kent, CT6 5JY
t. 01227 740840 e. hernebay@milesandbarr.co.uk

miles & barr
YOUR PROPERTY AGENT



- Neo-Georgian
- Four Bedrooms
- Detached home
- Modern kitchen
- South facing garden
- Beautiful views

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ABOUT

NEO-GEORGIAN DETACHED FAMILY HOME IN RECVLVER...
Miles and Barr are excited to present to the market this well presented and appointed, four bedroom detached house on Wallis Court, in the popular village of Beltinge, Herne Bay. Situated on the popular 'Castle Chase' development, this property boasts ample accommodation and is the perfect home for a growing family. The home consists of a modern fitted kitchen offering ample work surface and storage space, downstairs cloakroom, dining room and study, with large light lounge that looks out to, and gives access to, the private rear garden. Upstairs you will find four good size bedrooms, family bathroom and en-suite to the main bedroom. The rear garden is almost directly south facing, making it a real sun trap and was one of the key considerations for the owners when selecting this home with the space being enclosed, laid to lawn and decked with side gate giving access to the garage and driveway, which is conveniently situated next to the property, another deciding factor for the owners. The frontage looks out to the sea across fields. In our opinion this is a wonderful home that has been maintained to a high standard, so please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment.

DESCRIPTION

- Entrance
- Hallway
- Dining Room 9'3" x 8'4" (2.82 x 2.56)
- Lounge 14'9" x 12'9" (4.5 x 3.9)
- Kitchen 12'5" x 12'5" (3.8 x 3.8)
- WC
- Study 7'10" x 6'6" (2.4 x 2.0)
- First Floor
- Bedroom One 14'5" x 9'2" (4.4 x 2.8)
- En Suite 7'6" x 5'6" (2.3 x 1.7)
- Bedroom Two 13'1" x 11'5" (4.0 x 3.5)
- Bedroom Three 11'9" x 9'6" (3.6 x 2.9)
- Bathroom 7'2" x 5'6" (2.2 x 1.7)
- Bedroom Four 8'6" x 8'6" (2.6 x 2.6)
- External
- Rear Garden

