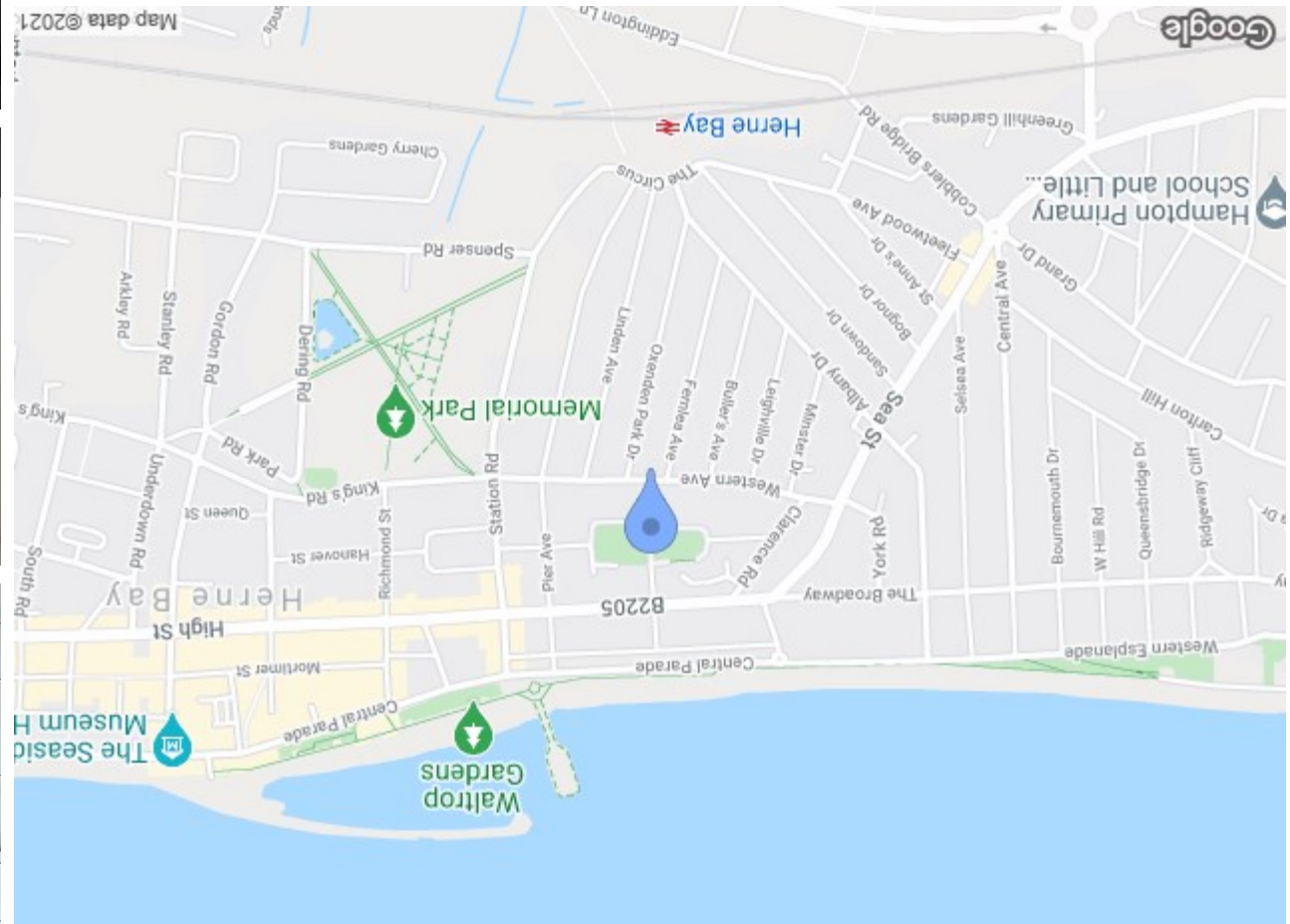
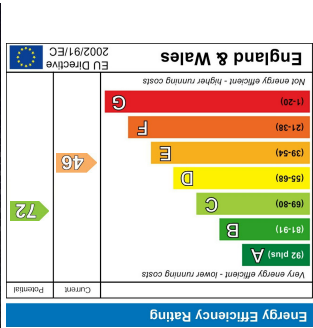


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



23 WESTERN AVENUE
HERNE BAY



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HERNE BAY

£279,995



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

miles & barr
YOUR PROPERTY AGENT

- Three Bedroom
- No Onward Chain
- Low Maintenance Garden
- Semi-Detached House
- Sought After Location
- Short Walk To Seafront
- Excellent Transport Links
- Close Access To Amenities

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 (a few hundred yards away) 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

THREE BEDROOM SEMI-DETACHED HOME A SHORT WALK FROM THE SEAFRONT... Miles and Barr are pleased to bring to the market this attractive Three-bedroom semi-detached house located in an extremely poplar location situated perfectly for access to transport links, amenities and of course the seafront via the beautiful Oxenden Square which is accessed opposite the home on Western Avenue, Herne Bay. Internally you will find lounge to the front, with separate dining room to the rear with patio doors leading out to the garden and a kitchen. On the first floor you have three good sized bedrooms and a well-appointed family bathroom. To the rear there is a low maintenance garden and you also have the added bonus of off-street parking to the front. The property offers the perfect opportunity for somebody to really put their stamp on the home, and is being sold with NO ONWARD CHAIN, so please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment.

DESCRIPTION

- Porch
- Hall
- Lounge 10'4" x 12'2" (3.15 x 3.71)
- Dining Room 10'11" x 11'5" (3.33 x 3.48)
- Kitchen 7'7" x 12'0" (2.31 x 3.66)
- Landing
- Bedroom One 10'2" x 11'6" (3.10 x 3.51)
- Bedroom Two 9'9" x 10'7" (2.97 x 3.23)
- Bedroom Three 8'4" x 11'2" (2.54 x 3.40)
- Bathroom
- External
- Front Garden
- Rear Garden

