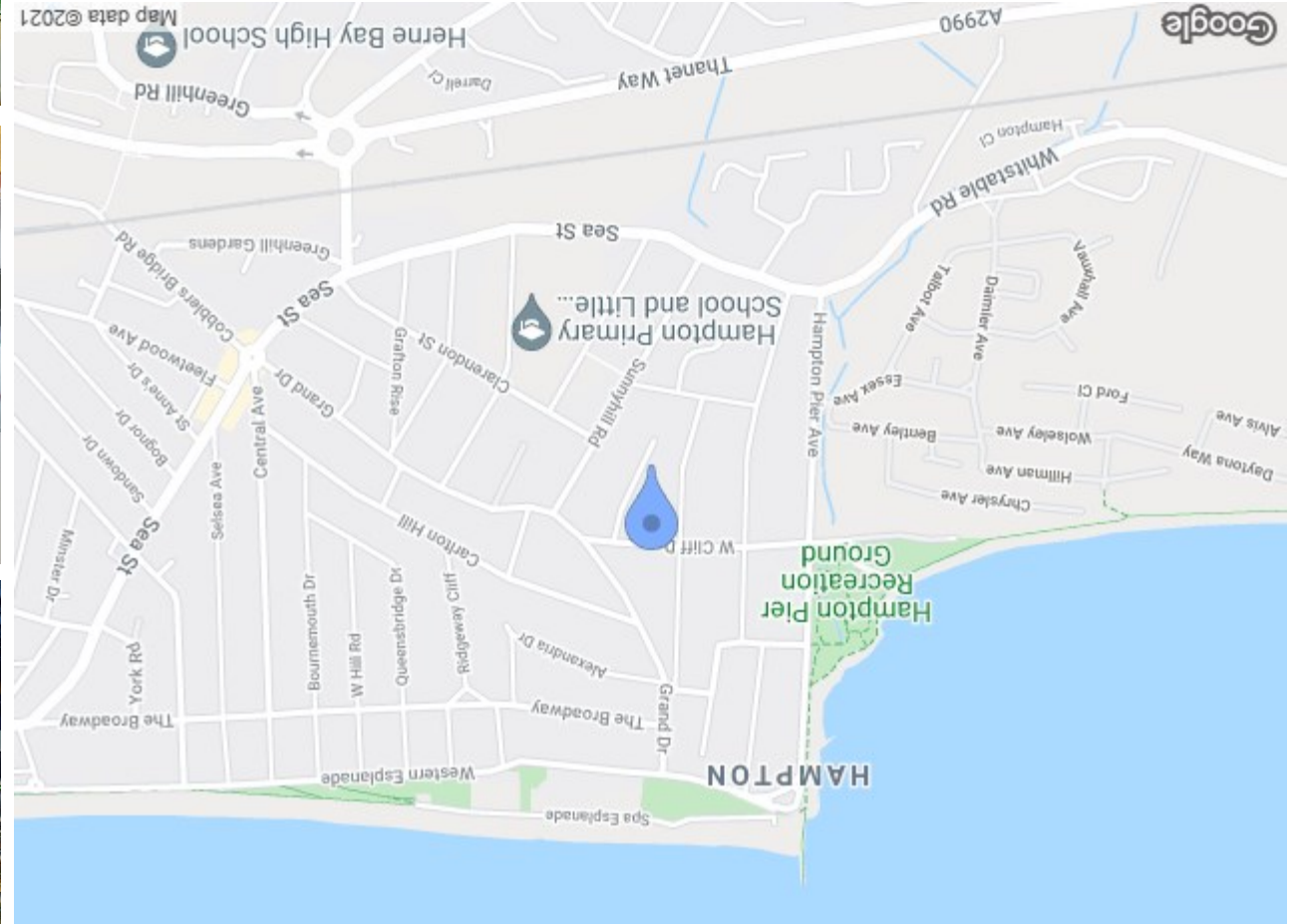


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Possible
84	62
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(29-42) F	
(1-28) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



14 CROWN HILL ROAD HERNE BAY



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OFFERS IN EXCESS OF £380,000



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Relocation
PLATINUM MEMBER
2020/2021

The Property
Ombudsman

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

miles & barr
...valuing people, not just property

- Four double bedroom
- Detached family home
- Great Location
- Modern kitchen
- Off road parking
- Wrap around garden

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

FOUR DOUBLE BEDROOM DETACHED FAMILY HOME IN A GREAT LOCATION.... Miles and Barr are delighted to present to the market this spacious detached house located on a quiet cul-de-sac in Hampton, West Herne Bay. Internally the home is comprised of entrance hallway, downstairs cloakroom, large light and airy lounge with office space set up and double French doors leading out to the decked area of the garden, with modern fitted kitchen with ample storage space and work surface, and utility room completing the accommodation on the ground floor. The first floor is an extremely well-proportioned four bedrooms all of which are generous double bedrooms, with family bathroom. The home is ideal for family life, being walking distance from well regarded primary and secondary schools, local shops, children park and of course the beautiful seafront. The property is in good order throughout, and outside the property has off road parking and a wraparound enclosed garden that benefits from getting sun at different times of the day.

DESCRIPTION

- Entrance
- Lounge 18'08 x 11'08 (5.69m x 3.56m)
- WC 6'11 x 5'05 (2.11m x 1.65m)
- Kitchen 12'10 x 11'01 (3.91m x 3.38m)
- First Floor
- Bedroom 11'09 x 10'05 (3.58m x 3.18m)
- Bedroom 8'06 x 12'03 (2.59m x 3.73m)
- Bathroom 5'04 x 7'01 (1.63m x 2.16m)
- Bedroom 8'05 x 11'01 (2.57m x 3.38m)
- Bedroom 9'10 x 11'01 (3.00m x 3.38m)
- External
- Rear Garden
- Off Street Parking

