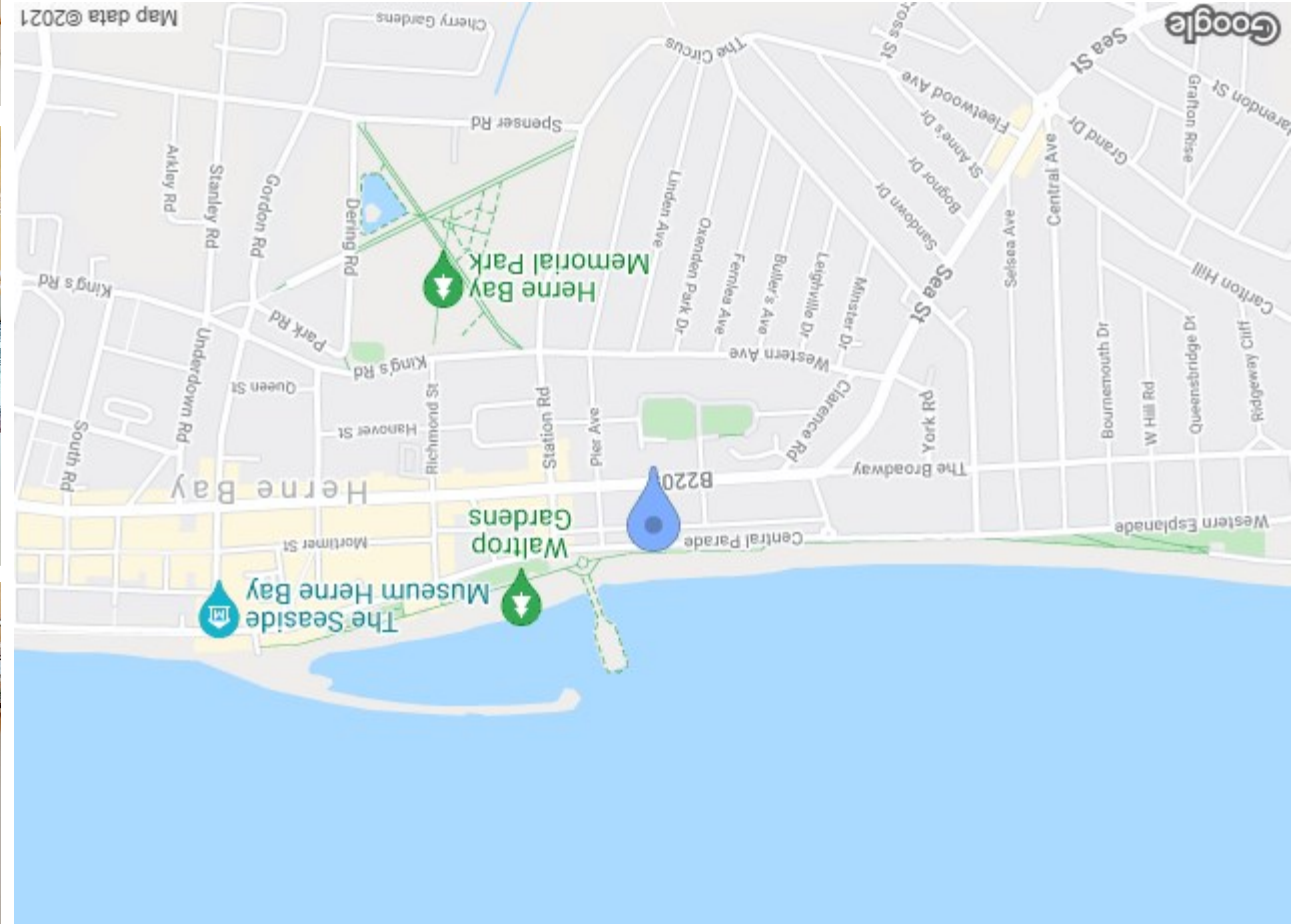
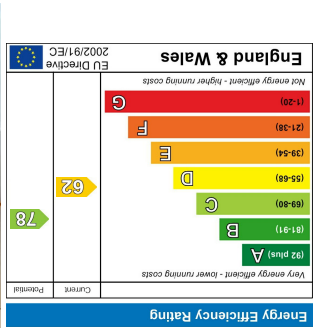


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



## 23 AVENUE ROAD HERNE BAY

23 AVENUE ROAD  
HERNE BAY

£450,000



136 High Street, Herne Bay, Kent, CT6 5JY  
01227 740840 e. [hernebay@milesandbarr.co.uk](mailto:hernebay@milesandbarr.co.uk)





- Large Plot
- Stones Throw From Seafront
- Walking Distance To Train Station
- Ample Off Street Secure Parking
- Detached Family Home
- Lots Of Potential

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

VERSATILE DETACHED HOUSE ON A LARGE PLOT IN CENTRAL HERNE BAY...

Miles and Barr are delighted to present to the market this detached family home offering ample parking, located in the popular and central location of Avenue Road, Herne Bay. The home is set back from the road and is accessed via private gate in the beautiful original wall. Internally the accommodation is comprised of three generously sized bedrooms upstairs, all accessed via large landing with family bathroom completing the first floor. You enter the home into a spacious hallway, with spacious bay fronted lounge, cloakroom, and large fitted kitchen offering lots of work surface and storage space to the rear looking out on to the garden and giving access out from the double-glazed back door. The internal accommodation is completed by a second generous reception room downstairs that has been used as a dining room or office space. Along with the huge amount of parking available to the front the home also has a garage that has a electric roller door. The home benefits from gas central heating throughout and has excellent Anglian Double glazing. The location is ideal for ease of access to most of the amenities Herne Bay has to offer, with it finding itself within walking distance to the Seafront, mainline railway station providing a regular service to London and a plethora of highly regarded shops, bars, cafes, and restaurants. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment.

DESCRIPTION

- Entrance
- Lounge 14'9 x 15' (4.50m x 4.57m)
- Dining Room 10'1 x 9'11 (3.07m x 3.02m)
- WC 5'4 x 3'9 (1.63m x 1.14m)
- Kitchen 15'4 x 9'11 (4.67m x 2.74m'3.35m)
- First Floor
- Landing
- Bedroom One 14'10 x 11'10 (4.52m x 3.61m)
- Bedroom Two 11'1 x 10' (3.38m x 3.05m)
- Bathroom 7'7 x 5'10 (2.31m x 1.78m)
- Bedroom Three 10'2 x 9'11 (3.10m x 3.02m)
- Exterior
- Front Garden
- Rear Garden
- Garage
- Off Street Parking

