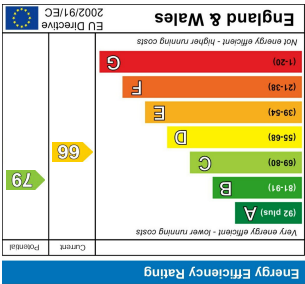


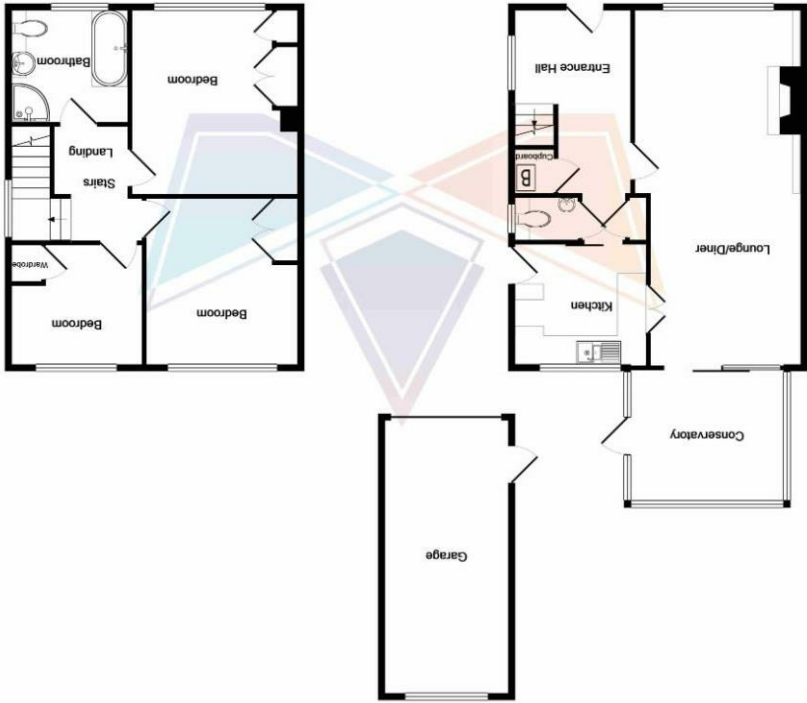
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR  
AREA 72.7 SQ.M.  
(783 SQ.FT.)  
APPROX. FLOOR  
AREA 46.7 SQ.M.  
(502 SQ.FT.)  
1ST FLOOR  
APPROX. FLOOR  
AREA 119.4 SQ.M. (1285 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 238.8 SQ.M.



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



ARKLEY ROAD HERNE BAY



ARKLEY ROAD  
HERNE BAY

£370,000



- Chain Free
- Sunny Aspect Garden
- Driveway and Garage
- Two Toilets
- Generous Sized Bedrooms
- Close To Local Amenities
- Great Transport Links

### 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

IMMACULATE THREE BEDROOM SEMI-DETACHED HOUSE IN A SOUGHT-AFTER LOCATION WITH GARAGE...

Miles and Barr are excited to present to the market this three-bedroom semi-detached family home conveniently located in central Herne Bay, offering ease of access to all the town has to offer. Internally upstairs the property comprises of two generous double bedrooms with built in storage to the front and back, with and a small double to the rear. There is a modern tiled family bathroom to the front with four-piece suite. Downstairs you enter into large hallway with impressive original parquet flooring that leads into the large light and airy open plan lounge dining room, from which the conservatory is accessible which has underfloor heating. There is a downstairs toilet, and good-sized kitchen to the back of the home, with a side external door. The rear garden is directly westerly facing making it a real sun trap, with patio area outside the home, decked area to the rear and the rest being laid to lawn with mature border. There is a large garage with a new roof that is accessed down the driveway which provides ample off-street parking. The location is perfect for access to all the town has to offer, being a short walk from seafront, town centre and transport links including the Train Station, as well as being within walking distance to a highly regarded Primary School. The home is being offered with NO ONWARD CHAIN. Please contact Sole agent Miles and Barr for more information or to organise your personal viewing appointment today.

### DESCRIPTION

- Entrance
- Kitchen 9'3" x 8'3" (2.82 x 2.52)
- W/C 2'9" x 4'2" (0.86 x 1.28)
- Lounge / Dining Room 11'9" x 24'10" (3.60 x 7.59)
- Conservatory 11'5" x 10'4" (3.50 x 3.17)
- First Floor
- Bathroom 7'9" x 8'3" (2.38 x 2.52)
- Bedroom One 13'0" x 11'9" (3.98 x 3.59)
- Bedroom Two 10'9" x 11'5" (3.30 x 3.48)
- Bedroom Three 9'3" x 8'3" (2.84 x 2.53)
- External
- Rear Garden
- Garage
- Off Street Parking

