



HERNE BAY  
44 BEACON ROAD



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£450,000

- Six Bedrooms
- Victorian Terrace
- Character Property
- Close to Sea
- Popular Location

## ABOUT

### SIX BEDROOM VICTORIAN TERRACE.....

Miles and Barr are delighted to offer this six bedroom full of character Victorian terrace to the market. This popular style house is located close to town, local amenities and a short walk to the sea front. It has high ceilings, original coving and some stunning fireplaces. This needs to be seen to appreciate all on offer. Internally the property comprises on the ground floor, lounge, diner, breakfast room and kitchen. Stairs leading to the first floor with second lounge / Bedroom, two further bedrooms, bathroom and a second bathroom. Third floor has three more bedrooms and a eves storage that spans the whole back of the property. Tier garden to the rear and small courtyard at the front. This style of property is very popular and we don't envisage it being around for long. If you require more information please call Miles and Barr.

## 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.

## DESCRIPTION

### Hallway

Lounge 16'5" x 13'3" (5.02 x 4.06)

Reception Room 12'2" x 12'2" (3.73 x 3.72)

Breakfast Room 12'8" x 11'1" (3.88 x 3.38)

Kitchen 12'2" x 11'0" (3.73 x 3.36)

### Landing

Bedroom 21'7" x 7'6" (6.58 x 2.30)

Bathroom 21'7" x 7'6" (6.58 x 2.30)

W.C 6'6" x 4'4" (1.99 x 1.34)

Bedroom 12'0" x 11'2" (3.66 x 3.41)

Bedroom / 2nd Lounge 19'1" x 16'5" (5.84 x 5.02)

Bedroom 12'10" x 12'4" (3.92 x 3.78)

Bedroom 16'6" x 9'2" (5.04 x 2.81)

Bedroom 10'2" x 8'2" (3.11 x 2.51)

### External

Rear Garden