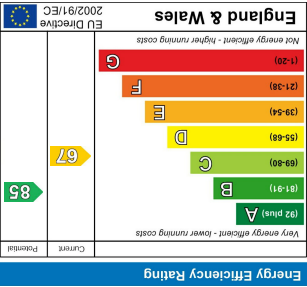


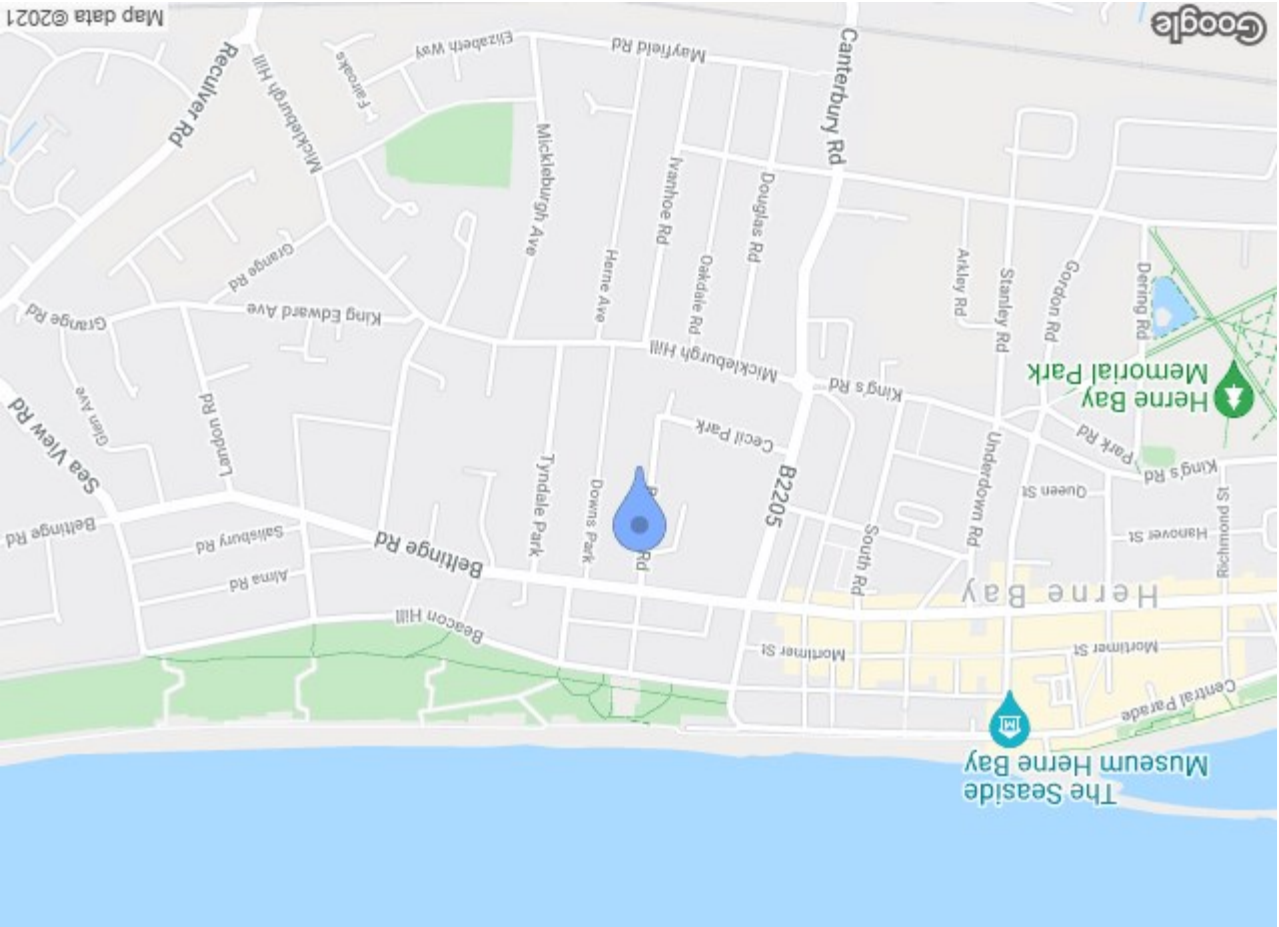
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



noea **propertymark** **protected** **orla** **propertymark** **protected** **Relocation** **PLATINUM MEMBER** **2020/2021** **The Property Ombudsman**

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

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



HERNE BAY
44 BEACON ROAD



44 BEACON ROAD
HERNE BAY

£450,000

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

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

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.

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