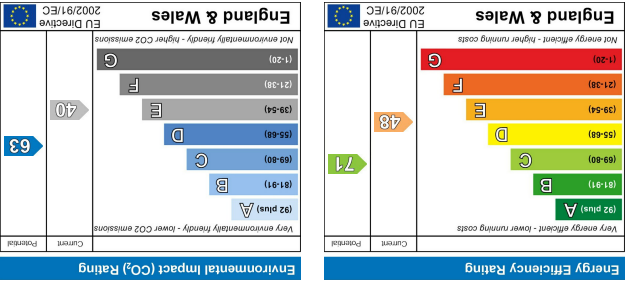


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.



1ST FLOOR
APPROX. FLOOR AREA 29.7 SQ.M.
(320 SQ.FT.)
TOTAL APPROX. FLOOR AREA 101.8 SQ.M. (1096 SQ.FT.)
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The Property Ombudsman

136 High Street, Herne Bay, Kent, CT6 5JY

01227 740840

e. hernebay@milesandbarr.co.uk

miles & barr

YOUR PROPERTY AGENT



2 GAINSBOROUGH DRIVE
HERNE BAY



2 GAINSBOROUGH DRIVE
HERNE BAY

OFFERS OVER £290,000

- Three Double Bedrooms
- Two Bathrooms Plus En-Suite
- Large Driveway And Detached Garage
- Secluded Rear Garden
- Popular Residential Area Close To The Seafront
- Two Reception Rooms

LOCATION

The village of Beltinge is within easy reach of Herne Bay Town Centre, seafront, train station and has some great bus routes, plus easy access to the Thanet Way and the M2 motorway. Beltinge Cliff describes a large central portion of the gently sloping cliff range. These are the first cliffs east of London. A pedestrian promenade north of this has the Saxon Shore Way, part of the round-Kent coastal long-distance walk. Three nearby flights of steps connect the promenade with the rest of east Herne Bay or Beltinge. This pretty village also has a range of shops including a mini supermarket, butchers, and hairdressers, as well as a great pub. It is situated approximately 7 miles (11 km) north of Canterbury and 5 miles (8 km) east of Whitstable. It neighbours the ancient villages of Herne and Reculver and is part of the City of Canterbury local government district. Herne Bay's seafront is home to the world's first freestanding purpose-built Clock Tower, built in 1837. The town centre, sea front, arcades/amusements, pier and other amenities means Herne Bay has lots on offer.

ABOUT

SUBSTANTIAL THREE DOUBLE BEDROOM CHALET BUNGALOW WITH PARKING AND GARAGE!

Miles and Barr are pleased to market this spacious property offering good size rooms with bedrooms and bathrooms on both floors. Positioned on a good size plot in a well regarded area close to shops, schools and within walking distance of the sea. This extended property now offers lounge, kitchen, dining room, family bathroom and master bedroom with en-suite on the ground floor with two further bedrooms and another bathroom on the first floor. The property has the further benefit of a sun room on the side, looking over the garden. Outside the property has a level garden with raised seating area and established borders and hedges. There is also the added benefit of ample off street parking and a detached garage. This property would make a great home for a growing family or for someone looking for a bungalow with spare rooms for guests. To come and appreciate the large rooms on offer, contact sole agents, Miles & Barr.

DESCRIPTION

Ground Floor

Entrance

Entrance Hall

Lounge 10'4 x 17'9 (3.15m x 5.41m)

Kitchen 8'77 x 11'72 (2.44m x 3.35m)

Dining Room 11'34 x 8'86 (3.35m x 2.44m)

Conservatory 9'19 x 5'64 (2.74m x 1.52m)

Shower Room 5'95 x 5'79 (1.52m x 1.52m)

Bedroom 1 14'39 x 10'47 (4.27m x 3.05m)

En-suite Bathroom 8'66 x 5'9 (2.44m x 1.75m)

First Floor

Bedroom 2 11'85 x 11'6 (3.35m x 3.51m)

Bathroom 8'44 x 4'93 (2.44m x 1.22m)

Bedroom 3 7'51 x 11'81 (2.13m x 3.35m)

External

Front Garden

Driveway

Detached Garage

Rear Garden

