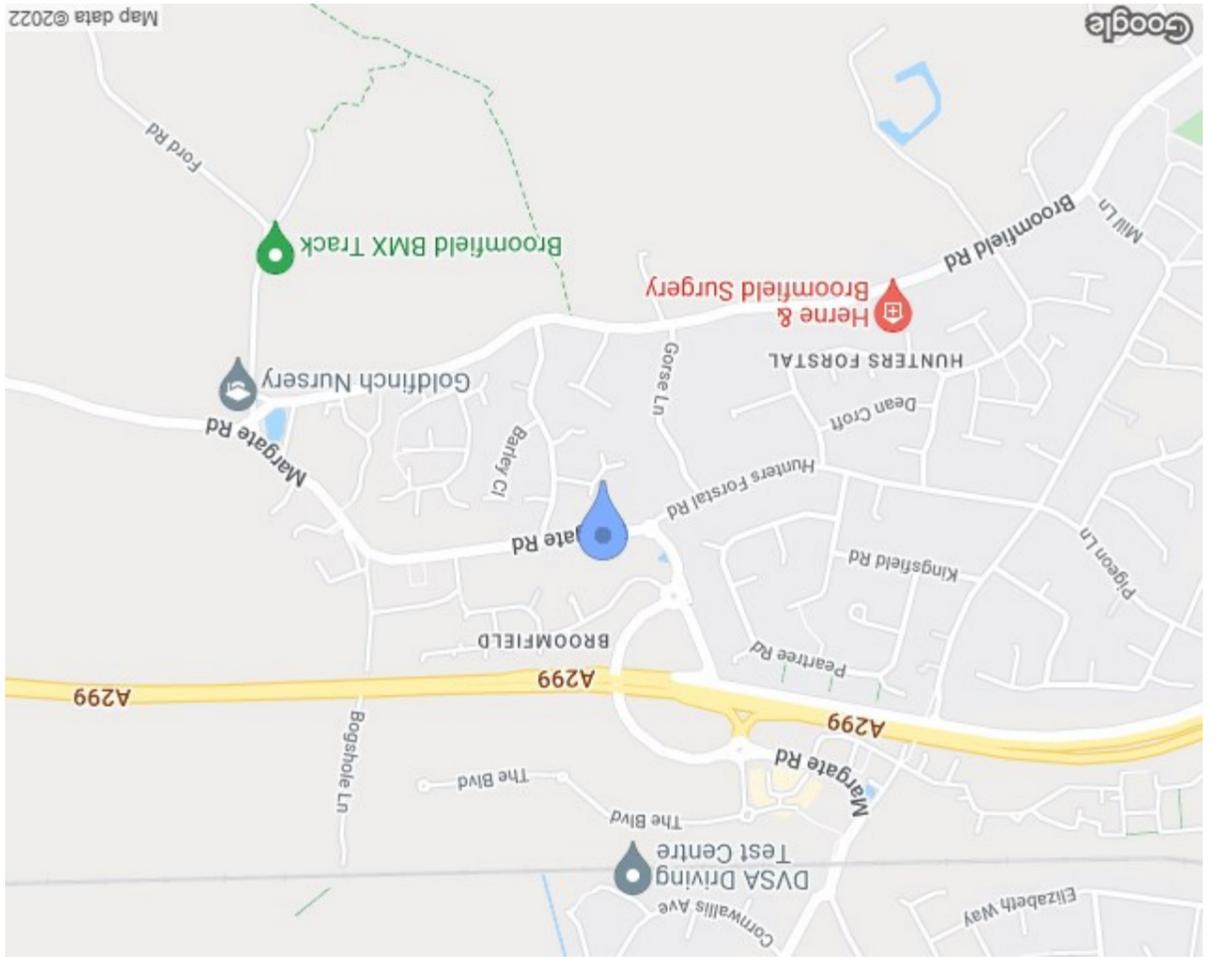


www.milesandbarr.co.uk/referral-fee-disclosure  
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We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



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t: 01227 499500 e: Commercial@milesandbarr.co.uk



RYE WALK  
HERNE BAY

£280,000

- Ready To Move In
- Quiet Location
- Two Bedroom Bungalow
- Sought After Area
- Ample Off Street Parking
- Close To Amenities

## ABOUT

### BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW WITH OFF STREET PARKING...

Miles and Barr are excited to offer this two-bedroom semi-detached bungalow to the market located in the ever popular Broomfield area of Herne Bay. Homes in this area are always highly sought after due to the close access to amenities, transport links and shops. Internally the bungalow boasts two bedrooms, family bathroom, large light lounge, kitchen, and conservatory. The home has a beautiful rear garden that benefits from lots of sun and has been mostly paved for ease of upkeep. The bungalow is completed by driveway to the front. Please contact sole agents Miles and Barr for more information or to organise your personal internal viewing.

## 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

Entrance

Kitchen 8'0 x 5'10 (2.44m x 1.78m)

Lounge 16'0 x 10'06 (4.88m x 3.20m )

Bedroom One 13'03 x 9'01 (4.04m x 2.77m)

Bedroom Two 9'05 x 8'08 (2.87m x 2.64m)

Bathroom 6'01 x 5'08 (1.85m x 1.73m)

Conservatory 9'08 x 9'03 (2.95m x 2.82m)

Store 5'10 x 3'05 (1.78m x 1.04m)

