

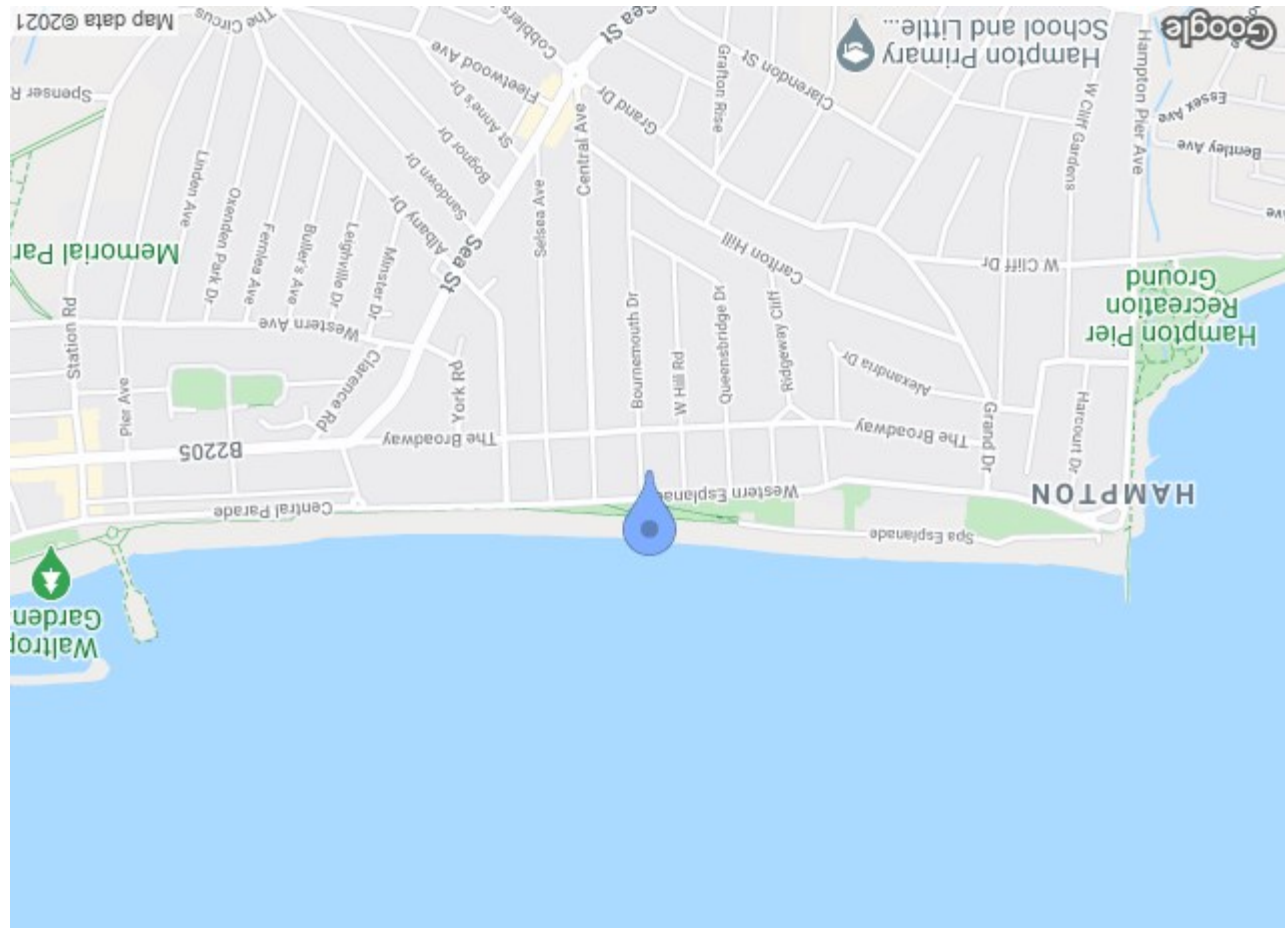
In compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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miles & barr
YOUR PROPERTY AGENT



45 BOURNEMOUTH DRIVE
HERNE BAY

Energy Efficiency Rating			Current	Potential
<p>Very energy efficient - lower running costs (92-94%) A (89-91%) C (55-60%) D (21-28%) G Very energy inefficient - higher running costs</p>	61	86		
	EU Directive 2020/1825/EC England & Wales			



45 BOURNEMOUTH DRIVE
HERNE BAY

£385,000

- Detached Bungalow
- Sea View
- Sought After Location
- West Facing Garden
- Garage And Off Street Parking
- Ready To Move Into
- Close To Local Amenities
- Close To 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

DETACHED BUNGALOW A STONES' THROW AWAY FROM THE SEAFRONT... Miles and Barr are delighted to present to the market this well presented Two bedroom Detached bungalow located in the highly sought after location of the sea end of Bournemouth Drive, West Herne Bay. Internally the home is comprised of entrance hall, second bedroom, bathroom and fitted kitchen to the front of the bungalow with the rear accommodation being divided into large lounge and main bedroom both benefitting from views out to the beautiful garden. The lounge is double aspect and has a fireplace, whilst leading into the spacious conservatory with vaulted ceiling, the owner currently uses it as a dining room but it has been utilised for all manner of purpose during the owners time in this charming seaside home. The rear garden is mostly laid to lawn with mature beds surrounding, patio area close to the bungalow to make the most of the sunny westerly aspect. To the front is driveway and access to the garage. The location is absolutely idyllic with a sea view every time you leave the home, but also due to it's proximity to all that Herne Bay has to offer besides the coastline with Train station, Town/High Street and transport links all very close by. Please contact Sole agents Miles and Barr to organise your personal viewing appointment today.

DESCRIPTION

- Entrance
- Conservatory 17'00 x 9'06 (5.18m x 2.90m)
- Lounge 12'00 x 13'10 (3.66m x 4.22m)
- Bedroom 11'04 x 11'09 (3.45m x 3.58m)
- Kitchen 7'06 x 10'10 (2.29m x 3.30m)
- Bathroom 7'05 x 5'09 (2.26m x 1.75m)
- Bedroom 8'04 x 9'03 (2.54m x 2.82m)
- External
- Rear Gardens

