

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 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



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	
Current	
Potential	

PROTECTED

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PLANNING MEMBER

2020/2021

Relocation

THE PROPERTY OMBUDSMAN

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miles & barr

...valuing people, not just property



23 BROOK CLOSE, HERNE BAY



23 BROOK CLOSE
HERNE BAY

OFFERS IN EXCESS OF £415,000

- Chain Free
- Ample Off Street Parking
- Sunny Aspect Garden
- Versatile Accommodation
- Vacant Possession
- Sought After Family 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

CHAIN FREE EXTENDED BUNGALOW WITH AMPLE PARKING IN A CUL-DE-SAC!

Miles and Barr are delighted to offer to the market this versatile four-bedroom semi-detached bungalow situated in a popular cul-de-sac location of Herne Bay, namely Brook Close. The internal accommodation is comprised over two floors, with two bedrooms on the ground floor towards the front of the home, with family bathroom, dining room and a modern fitted kitchen that offers ample storage and work surface to the rear. The large lounge completes the ground floor accommodation and has double glazed sliding doors leading to the garden, as well as housing staircase leading to the two light and airy double bedrooms on the first floor, with the bedroom to the front holding well-appointed En-Suite bathroom. The home benefits from having an almost exactly South facing garden, meaning it is a real sun trap throughout the day with the space being mostly laid to lawn, and to the front offering loads of off-street parking by form of driveway and garage. The location is always popular due to the access to the schools within close proximity, it also benefits from being a short walk from transport links, recreation areas and shops. Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment.

DESCRIPTION

Entrance Hall
Bedroom One 14'5" x 11'3" (4.41 x 3.45)
Bedroom Two 11'8" x 8'11" (3.58 x 2.72)
Bathroom
Dining Area 9'10" x 12'1" (3.02 x 3.69)
Kitchen 9'11" x 9'9" (3.02m x 2.97m)
Lounge 23'11 x 13'6 (7.29m x 4.11m)
First Floor
Bedroom Three 15'8 x 12'5 (4.78m x 3.78m)
En-Suite 9'6" x 6'7" (2.91 x 2.03)
Bedroom Four 16'1" x 7'6" (4.92 x 2.31)
External
Rear Garden

