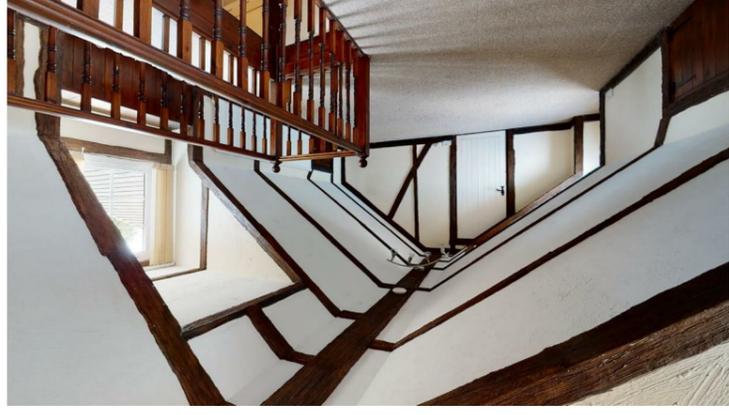


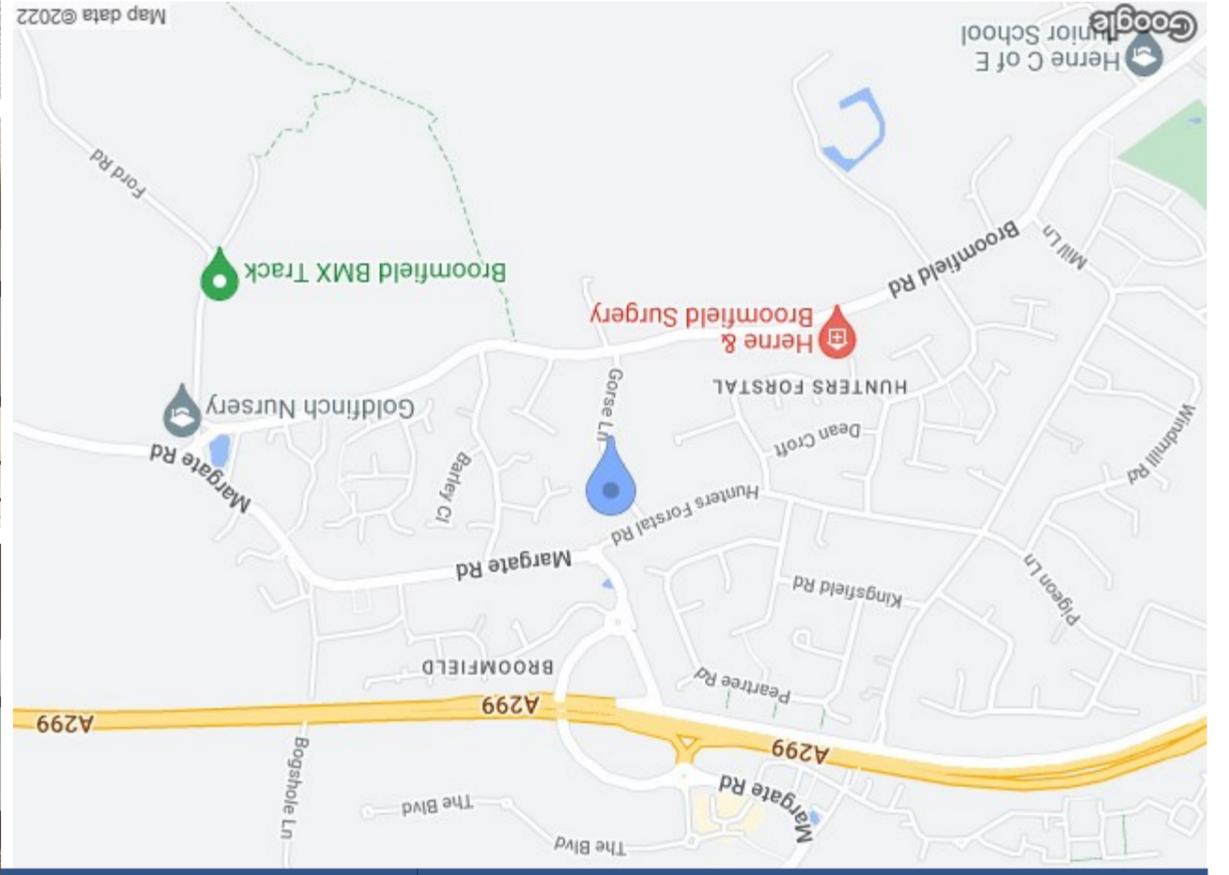
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - higher running costs	D (55-68)
Low energy efficiency - higher running costs	E (39-54)
Low energy efficiency - higher running costs	F (21-38)
Low energy efficiency - higher running costs	G (1-20)



GORSE LANE HERNE BAY



GORSE LANE
HERNE BAY

£535,000

- Council Tax Band - B
- Three Bedrooms
- En-suite
- In and Out Driveway
- Attractive Rear Garden
- Close to Amenities
- Close to Schools
- Beautiful Detached Family Home

LOCATION

Broomfield is a lovely village in Herne Bay, divided by the Thanet Way from the seaside town. There are a few shops, village post office, and a great pub called The Huntsman located on Margate Road. There is also a local church, located on The Meadows. Herne Bay is a seaside town in Kent, South East England. It is situated 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.

The Thanet Way leading to the M2 motorway is easily, as is Herne bay railway station which offers great links to London.

ABOUT

Miles & Barr are delighted to bring this stunning three bedroom detached family home to the market. Located in the sought after position of Gorse Lane this property is one we highly recommend you view to fully appreciate everything that is on offer. The property has been kept up to date by the current owners with a fresh feel throughout and is found to be in immaculate condition meaning any buyers can relax in knowing there are no home improvements needed.

Once through the front door a spacious hall gives a wonderful first impression. Venture forward and the warm homely feel continues to grow throughout the property boasting spacious, flexible accommodation. The property also comprises two double bedrooms, family bathroom, utility room, large kitchen/diner, lounge and conservatory on the ground floor whilst on the first floor there is a further double bedroom complete with en-suite and walk in wardrobe. Outside you have an attractive rear garden and the property is completed with an in and out driveway and a garage.

Call Miles & Barr in Herne Bay to arrange your internal viewing on. We are sure you will not be disappointed. Sole Agents.

DESCRIPTION

Entrance

Reception One 15'6 x 16'8 (4.72m x 5.08m)

Bedroom Three 9'11 x 11'0 (3.02m x 3.35m)

Reception Two 9'2 x 11'2 (2.79m x 3.40m)

Conservatory 12'11 x 11'6 (3.94m x 3.51m)

Kitchen 15'6 x 16'9 (4.72m x 5.11m)

Utility Room 8'3 x 7'6 (2.51m x 2.29m)

Bathroom 10'4 x 3'6 (3.15m x 1.07m)

Bedroom Two 9'11 x 10'11 (3.02m x 3.33m)

First Floor

Bedroom One 18'4 x 14'0 (5.59m x 4.27m)

En Suite 8'5 x 12'7 (2.57m x 3.84m)

External

Rear Garden

