



164 The Broadway, Herne Bay, Kent, CT6 8HY



Older style 3/4 bedroom detached bungalow located in a very popular residential area on the west side of Herne Bay on the bus route to the town centre and only minutes from the sea front and Hampton Bay. The property requires some updating and would benefit from extending up into the roof to create some great sea views. Features gas central heating and double glazing, NO FORWARD CHAIN. .... PLEASE NOTE THAT THE REAR GARDEN DOES NOT EXTEND TO WESTERN ESPLANADE .....



**Offers In The Region Of £435,000 Freehold**



## Enclosed Entrance Porch

11'2 x 5' (3.40m x 1.52m)

## Entrance Hall

Parquet flooring. Radiator. Power points. Trap door to roof space and ladder. Storage cupboard and electric meter.

## Front Bedroom

12' x 12' (3.66m x 3.66m)

Parquet flooring. Radiator. Power points.

## Side Bedroom

8'9 x 8'5 (2.67m x 2.57m)

Radiator. Power points. Parquet flooring.

## Back Bedroom

12' x 12'2 (into door recess) (3.66m x 3.71m (into door recess))

Parquet flooring. Radiator. Power points. Pedestal wash handbasin.

## Front Reception/Bedroom

12' x 11'8 (3.66m x 3.56m)

Double aspect room. Radiator. Power points. Parquet flooring.

## Bathroom/WC

8'5 x 5' (2.57m x 1.52m)

Panel bath. Low level WC suite. Pedestal wash handbasin. Shaver socket. Extractor unit.

## Central Lounge

12' x 13'9 (3.66m x 4.19m)

Feature fireplace with coal effect gas fire. Radiator. Parquet flooring. Pair of door to

## Conservatory

15' x 6' (4.57m x 1.83m)

Double glazed patio door to rear garden.

## Kitchen

12' x 10' (3.66m x 3.05m)

1 1/2 bowl stainless steel sink unit. Range of wall cupboards and base units. Electric oven and hob. Radiator. Power points. Door to side entrance. Cupboard housing gas boiler for central heating and hot water.

## OUTSIDE

### Rear Garden

49' (deep max) (14.94m (deep max))

Lawned area. Variety of trees, bushes and shrubs. garden shed. Greenhouse.

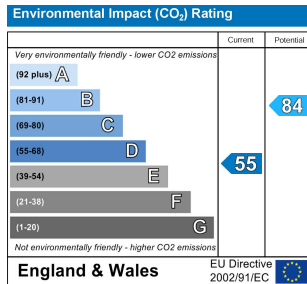
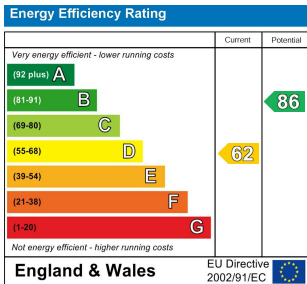
### Attached Garage

16' x 10' (4.88m x 3.05m)

Power and light.



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**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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