



106 Sea Street, Herne Bay

In Excess of £265,000



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THREE BEDROOM SEMI-DETACHED PERIOD HOME IN A POPULAR LOCATION...Miles and Barr are excited to present to the market this Three bedroom, Victorian house located close to amenities on Sea Street, Herne Bay. Internally the home is comprised of two generously sized double bedrooms upstairs, with the third bedroom to the rear which leads through to the shower room. Downstairs has bay fronted lounge, with dining room behind it and wooden doors between. To the rear is the fitted kitchen that looks out to the walled rear garden, with lean-to off of the kitchen which is used as storage space. The garden is mostly laid to lawn with mature borders and is westerly facing making it a real sun trap until late in the day. The property has access to excellent transport links, with the mainline train station a five minute walk, bus stops on the road, and quick access to the Thanet Way road and A299. There are a selection of shops and restaurants very close by, with schools, seafront and town centre all being within comfortable walking distance. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today. Council Tax band: B

- Excellent Transport Links
- Close To Schools and Shops
- Period Home
- Lots Of Potential
- Sunny Aspect Garden
- Three Bedrooms





Entrance

Lounge

Dimensions: 4.08 x 3.27 (13'4" x 10'8").

Dining Room

Dimensions: 3.31 x 2.69 (10'10" x 8'9").

Kitchen

Dimensions: 4.98 x 2.46 (16'4" x 8'0").

Lean To

Dimensions: 3.81 x 1.81 (12'5" x 5'11").

First Floor

Bedroom One

Dimensions: 4.44 x 3.28 (14'6" x 10'9").

Bedroom Two

Dimensions: 3.30 x 2.68 (10'9" x 8'9").

Bedroom Three

Dimensions: 3.11 x 2.46 (10'2" x 8'0").

Shower Room

Dimensions: 2.45 x 1.73 (8'0" x 5'8").

External

Rear Garden





Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure