



20 Sea Street, Herne Bay
£200,000

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CHAIN FREE! GREAT FIRST TIME BUY OR SECOND HOME BY THE SEA! Miles and Barr are proud to offer this two bedroom ground floor flat with private, sunny westerly facing garden! The property is located in Sea Street and is ideally situated close to local shops, the town centre, sea front and main transport links. The accommodation comprises of entrance hall, lounge, two double bedrooms, bathroom, utility room and modern kitchen. Outside the property benefits from a secure garden with rear access. The style and location of the property would make a great first time buy, home to downsize to, or even an investment opportunity due to it's ideal position in the town! Please contact sole agents Miles & Barr today for more information or to organise your personal viewing appointment today.

- Chain Free
- Rear Access
- Ground Floor & Private Garden
- Located By The Sea
- Double Bedrooms
- Recently Decorated
- New Lease On Purchase





Office

Dimensions: 3.71m x 3.35m (12'2 x 11'0).

Kitchen

Dimensions: 2.31m x 3.33m (7'7 x 10'11).

Living Room/Dining Room

Dimensions: 4.39m x 4.11m (14'5 x 13'6).

Bathroom

Dimensions: 1.68m x 2.21m (5'6 x 7'3).

Garden

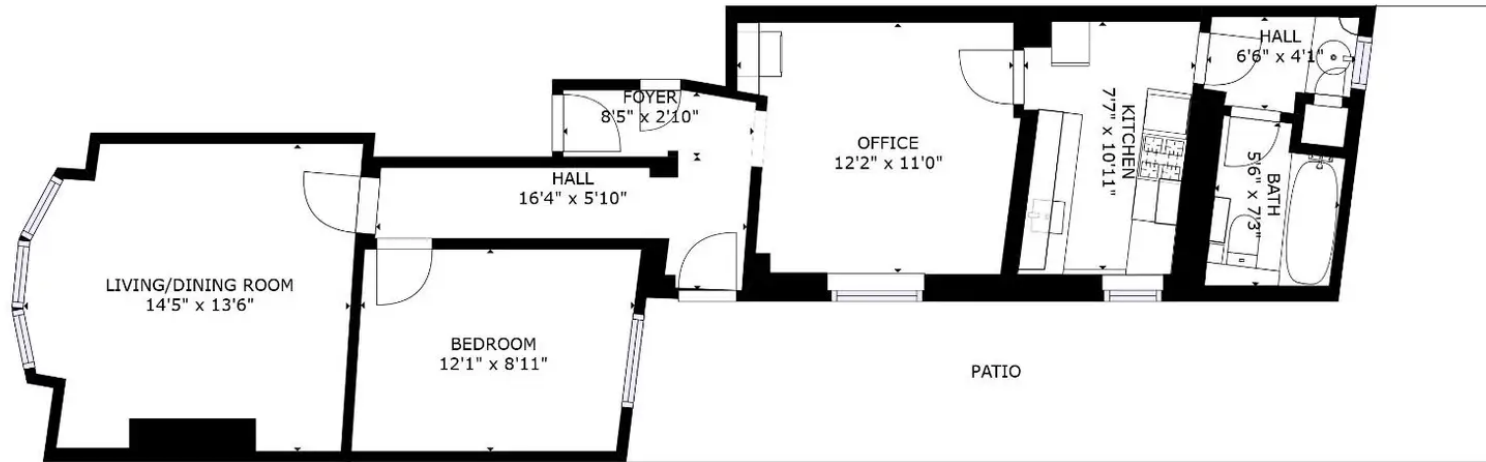
External

Ground Floor

Bedroom One

Dimensions: 3.68m x 2.72m (12'1 x 8'11).





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 693 sq. ft. EXCLUDED AREAS:
 PATIO: 356 sq. ft.
 TOTAL: 693 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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