



**60 The Broadway, Herne Bay**

In Excess of **£425,000**





# 60 The Broadway

Herne Bay, Herne Bay

CHAIN FREE VERSATILE DETACHED CHALET BUNGALOW WITH A SEA VIEWS AND LARGE GARAGE/WORKSHOP! Miles and Barr are excited to present this three/four bedroom detached home to the market, located on the highly sought after The Broadway, that runs parallel to the seafront road, giving the property sea views from both upstairs and the ground floor. Upstairs is currently arranged with double bedroom with walk in wardrobe at the end with the sea view, lounge reception space with a room off of it that is currently used as a children's bedroom, four piece bathroom suite with large shower cubicle, and small nook that is used as an office space. Downstairs there is a porch which leads into large entrance foyer. The downstairs level has high ceilings and amazing features such as high ceilings, decorative stained glass in some of the original doors and internal windows. There is one double bedroom to the front of the home, wet room and a large double bedroom, with the back of the home being living space, that is set up as lounge, with sitting room off of it looking seaward across the garden, and the other side having stylish modern fitted kitchen with ample work surface and storage space, that leads back to dining room. Externally is a low maintenance garden with two patio areas, a summer house in the corner that gets the morning sun and Astro turfed area in the middle. There is a long driveway to the side offering ample parking for 4 or more cars, leading to the garage, that is open to what is currently used as a large workshop, but would also be ideal for a studio, office or gym. The location is idyllic with the seafront just around the corner and mainline train station, Town/High Street and transport links all very close by. Please contact sole agents Miles and Barr today for more information or to organise your personal viewing appointment today.

- Chain Free
- Sea Views
- Period Features
- Ample Off Street Parking







### Entrance

### Porch

9' 4" x 3' 9" (2.84m x 1.15m)

### Foyer

### Lounge

13' 10" x 9' 8" (4.22m x 2.94m)

### Sitting Room

9' 8" x 13' 11" (2.95m x 4.25m)

### Dining Room

9' 9" x 9' 7" (2.96m x 2.91m)

### Kitchen

12' 8" x 10' 2" (3.85m x 3.09m)

### Bedroom

10' 12" x 10' 10" (3.35m x 3.3m)

### Wet Room

9' 3" x 6' 2" (2.81m x 1.89m)

### Bedroom

10' 12" x 10' 10" (3.35m x 3.3m)

### First Floor

### Bathroom

6' 3" x 9' 4" (1.9m x 2.85m)

### Reception Room

9' 3" x 17' 1" (2.83m x 5.21m)

### Bedroom

5' 1" x 13' 11" (1.56m x 4.24m)

### Office

4' 10" x 5' 4" (1.48m x 1.62m)

### Bedroom

14' 6" x 11' 2" (4.42m x 3.41m)





GROUND FLOOR  
144.4 sq.m. (1554 sq.ft.) approx.

1ST FLOOR  
48.4 sq.m. (521 sq.ft.) approx.

TOTAL FLOOR AREA: 192.7 sq.m. (2075 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miles & Barr

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