

60 The Broadway, Herne Bay In Excess of £425,000



## 60 The Broadway

Herne Bay, Herne Bay

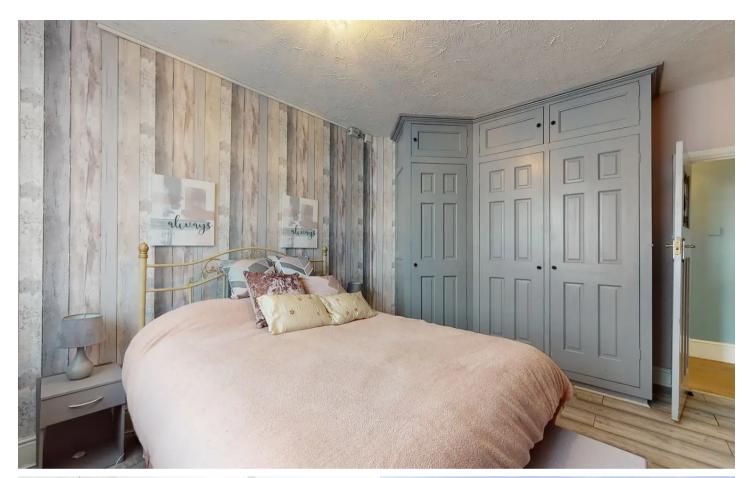
CHAIN FREE VERSATILE DETACHED CHALET BUNGALOW WITH A SEA VIEWS AND LARGE GARAGE/WORKSHOP! Miles and Barr are excited to present this three/four bedroom detached home to the market, located on the highly sought after The Broadway, that runs parallel to the seafront road, giving the property sea views 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 worksurface 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** 

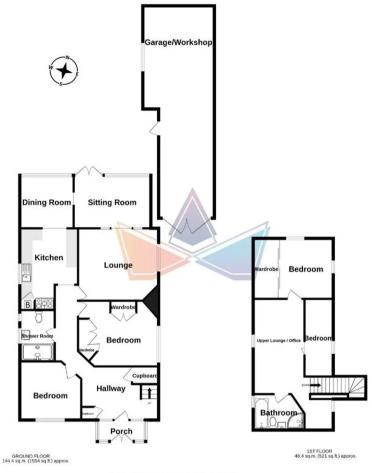
Bathroom 6' 3" x 9' 4" (1.9m x 2.85m)

**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)



TOTAL FLOOR AREA: 1922. scam. (2075 staft.) approx. While every stamp has been ranks for some share scalar period and the synanicanement, if doors, windows, rooms and any other terms are approximate and no reportubility to taken for any error, emission or mis-alternet. This plan is to fluature purposes with add should be used as such any any prospective parchade. The refress, systems and splanners shown have not been tested and to guarantee as to the weath with the second state of the state of the second state of the second state of the ast to the weath weath scalar scalar scalar any and any state of the second state of the second state of the second state of the second state of the ast to the second state of the sec

## 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 nonrefundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure