



**35 Mickleburgh Avenue, Herne Bay**

In Excess of **£380,000**





# 35 Mickleburgh Avenue

Herne Bay, Herne Bay

DETACHED FAMILY HOME WITH LARGE SUNNY ASPECT GARDEN AND BEAUTIFUL ROOFTOP/SEA VIEWS... Miles and Barr are delighted to present to the market this versatile detached chalet style bungalow, comprising of two double bedrooms, modern fitted family bathroom, open plan living space consisting of lounge, dining area, and fitted kitchen. There is a full-length loft space that has been utilised for different purposes during the owner's time here that also benefits from having sea views from the rear window. You exit to the rear onto a large decking area offering the best views of the coastline across the rooftops. The garden is large and mostly laid to lawn with an almost directly westerly aspect, making it a rear sun trap. Down the end of the garden is a cabin/summer house with separate bedroom, lounge kitchen and bathroom. There is off street parking to the front. The home is located on a highly sought-after road just out of central Herne bay but still offering easy access to lots of local amenities. This lovely property offers plenty of scope for further development to really make the most of its fantastic location and the amazing sunset views on offer, subject to the correct permissions. Please contact Miles and Barr today for more information or to organise your personal viewing appointment.

Council Tax band: B

- Sunny Westerly Rear Aspect
- Separate Summer House/Cabin
- Off Street Parking
- Sea Views
- Two Double Bedrooms
- Popular Residential Location







#### Entrance

#### Bedroom One

Dimensions: 3.46 x 2.69 (11'4" x 8'9").

#### Bedroom Two

Dimensions: 3.3 x 2.21 (10'9" x 7'3").

#### Bathroom

Dimensions: 1.84 x 1.6 (6'0" x 5'2").

#### Kitchen/Diner

Dimensions: 4.03 x 3.12 (13'2" x 10'2").

#### Lounge

Dimensions: 4.03 x 3.12 (13'2" x 10'2").

#### First Floor

#### Loft Room

Dimensions: 6.66 x 2.49 (21'10" x 8'2").

#### External

#### Rear Garden

#### Off Street Parking

#### Cabin/Summer House





GROUND FLOOR  
APPROX. FLOOR  
AREA 62.1 SQ.M.  
(668 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 34.2 SQ.M.  
(368 SQ.FT.)



TOTAL APPROX. FLOOR AREA 96.3 SQ.M. (1037 SQ.FT.)  
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## 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](http://milesandbarr.co.uk/referral-fee-disclosure)