



8 Viscount Square, Herne Bay  
£425,000

# 8 Viscount Square

Herne Bay, Herne Bay

CHAIN FREE BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME WITH INTEGRAL GARAGE IN A SOUGHT-AFTER AREA

Miles and Barr are delighted to present to the market this well presented and appointed detached family home, located on the popular Meadow View Development, Herne Bay. Internally the home is comprised of Four generously sized bedrooms upstairs, two of which have large shower room en-suites, and a family bathroom completing the level. Downstairs you enter into welcoming hallway with light and airy lounge to one side with bay window to the front that leads back to dining room and double-glazed double patio doors looking out/giving access to the garden. There is also downstairs water closet and office space, with large modern fitted kitchen with ample storage space, work surface and a breakfast bar.

This also gives access to the rear garden which has been designed to offer a low maintenance enjoyable space with small patio, laid to lawn central area and large decked decking seating area. There is also a driveway for two cars to the front of the home which leads into the garage which is large enough for a car and offers great storage. The area is popular for families due to its favourable school catchment areas and being just a short drive away from the village shops, amenities, the Cliff top walks in Beltinge, as well as Herne Bay town centre and seafront. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

Please note that under 'Section 21' of the Estate Agency Act, Miles & Barr declare an interest in this property

- Close To Local Amenities
- Quiet Location





## Ground Floor

### Lounge

Dimensions: 5.66 x 3.03 (18'6" x 9'11").

### Dining Room

Dimensions: 3.22 x 2.72 (10'6" x 8'11").

### Kitchen

Dimensions: 5.66 x 3.33 (18'6" x 10'11").

### Cloakroom

Dimensions: 1.87 x 0.92 (6'1" x 3'0").

## First Floor

### Office

Dimensions: 2.56 x 1.57 (8'4" x 5'1").

### Bedroom One

Dimensions: 3.96 x 3.61 (12'11" x 11'10").

### En-Suite

Dimensions: 2.28 x 1.18 (7'5" x 3'10").

### Bedroom Two

Dimensions: 3.81 x 3.09 (12'5" x 10'1").

### En-Suite Two

Dimensions: 2.03 x 1.70 (6'7" x 5'6").

### Bedroom Three

Dimensions: 4.17 x 2.44 (13'8" x 8'0").

### Bedroom Four

Dimensions: 3.33 x 2.43 (10'11" x 7'11").

### Bathroom

Dimensions: 2.34 x 1.98 (7'8" x 6'5").





GROSS INTERNAL AREA  
 FLOOR 1: 623 sq. ft, FLOOR 2: 700 sq. ft  
 TOTAL: 1323 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](http://milesandbarr.co.uk/referral-fee-disclosure)