



46 Bullers Avenue, Herne Bay
£495,000

46 Bullers Avenue

Herne Bay

Miles and Barr are delighted to present to the market this immaculately presented three-bedroom home in the popular family location of Bullers Avenue, central Herne Bay. The home boasts a comprehensive range of original features both externally and internally, and the owners have taken great pride in maintaining them, and sympathetically replacing where necessary. The home was built in the mid 1800's and was built for the nuns from the local convent that operated a children's holiday home next door. You enter the home through beautiful stain glass original door with original doorbell still in working order. The accommodation comprises of large light and airy bay fronted lounge, with second reception room behind that has been utilised for a multitude of purposes in the owner's time. Working back is a large dining room with side bay window, and door out to the side passageway with stained glass above, that leads back to the kitchen which has fitted units, large window looking out to the courtyard and door that also has stained glass above, to the side passageway. The kitchen has original quarry tiles with all three of the reception rooms having the original refurbished floorboards, ceiling roses, feature fireplaces and coving. Upstairs are three generously proportioned double bedrooms all with fireplaces, and four-piece suite family bathroom, and additional separate water closet. All of the doorways on the first floor have stained glass transoms above them, apart from the master bedroom, which benefits from balcony to the front. There is a private walled courtyard to the rear, with large gated driveway to the side. The home is just a short walk away from the seafront, local schools, shops, bars and restaurants, as well as transport links such as bus stops and mainline train station.

- Large Driveway
- Victorian Villa Style Detached Home
- Three Bedroom Three Reception Room
- Private Walled Courtyard





Ground Floor

Entrance Hall

Reception One

12' 3" x 15' 3" (3.74m x 4.64m)

Reception Two

13' 6" x 11' 3" (4.12m x 3.44m)

Reception Three

17' 1" x 13' 9" (5.21m x 4.19m)

Kitchen

11' 8" x 7' 10" (3.55m x 2.39m)

First Floor

Bedroom One

16' 9" x 15' 7" (5.1m x 4.76m)

Bedroom Two

13' 5" x 11' 2" (4.1m x 3.41m)

Bedroom Three

11' 11" x 11' 10" (3.62m x 3.6m)

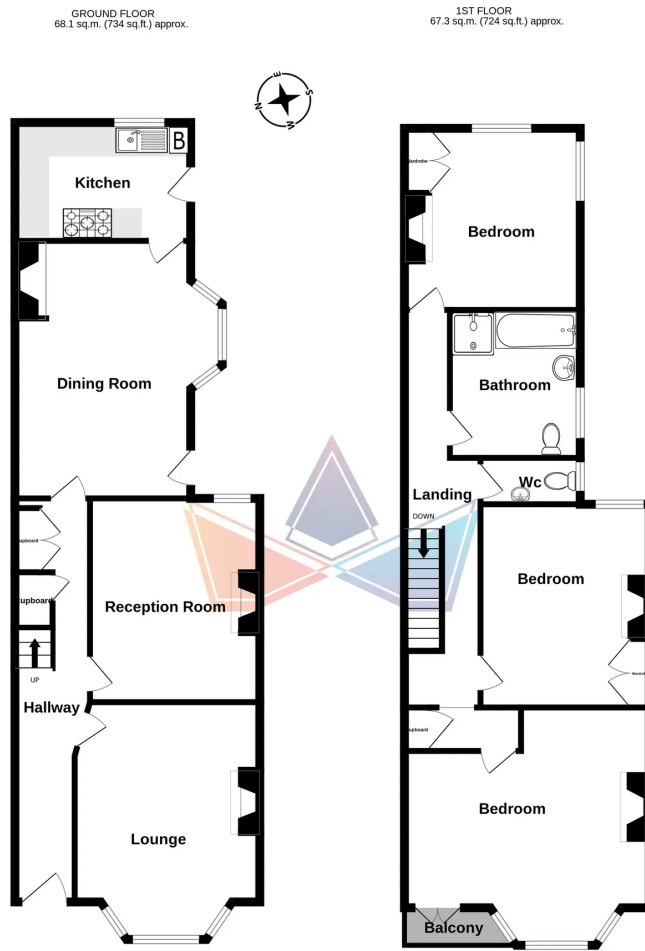
Bathroom

9' 9" x 8' 6" (2.98m x 2.6m)

w/c

3' 1" x 6' 3" (0.95m x 1.91m)





TOTAL FLOOR AREA - 135.4 sq.m. (1,459 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Miles & Barr

125 High Street, Herne Bay - CT6 5LA

01227 740 840

hernebay@milesandbarr.co.uk

www.milesandbarr.co.uk/

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