



5 Cliff Sea Grove, Herne Bay

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SUPERB FAMILY HOME WITH FOUR BEDROOMS AND A LARGE SOUTHERLY FACING GARDEN LOCATED IN A QUIET RESIDENTIAL ROAD CLOSE TO THE STATION AND SEAFRONT... Miles and Barr are excited to present this four-bedroom spacious family terrace period home, located in the popular location of Cliff Sea Grove, Hampton, Herne Bay. This unique home widens to the rear offering surprisingly spacious accommodation and rear garden. Internally the accommodation is comprised of two large reception rooms, with the dining room leading out to the garden, plus a large modern kitchen with fitted appliances and lots of work surface and storage space. Upstairs, accessed off the large landing are four well sized bedrooms, plus a modern family bathroom. To the rear of the property there is a large, secure garden with patio seating area, outside tap and lawn. The area is close to shops, schools, seafront and transport links including train station, bus stops and a short drive from the A2990 and A299 roads. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today. \nProperty Overview -

- Sought After Area
- Sunny Aspect Rear Garden
- Two Large Reception Rooms
- Council Tax Band - C
- Four Bedrooms
- Excellent Access To Transport Links
- Close To Local Amenities





Bedroom Two

Dimensions: 3.54 x 2.05 (11'7" x 6'8").

Kitchen

Dimensions: 3.71 x 2.72 (12'2" x 8'11").

Lounge

Dimensions: 4.36 x 4.23 (14'3" x 13'10").

Bedroom One

Dimensions: 4.27 x 3.34 (14'0" x 10'11").

Bathroom

Dimensions: 1.89 x 1.70 (6'2" x 5'6").

Hallway

Rear Garden

Bedroom Three

Dimensions: 3.50 x 3.12 (11'5" x 10'2").

Bedroom Four

Dimensions: 2.71 x 1.73 (8'10" x 5'8").

Dining Room

Dimensions: 4.34 x 3.35 (14'2" x 10'11").



First Floor

Entrance

External



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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