



20 St. Augustines Court, Herne Bay
£365,000

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WELL PRESENTED THREE DOUBLE BEDROOM TOWN HOUSE STYLE FAMILY HOME WITH SUNNY ASPECT SECLUDED GARDEN

Miles and Barr are delighted to present to the market this spacious three-bedroom family home located on the popular St. Augustines Court development, Herne Bay. The accommodation is over three floors, with the top floor holding large double bedroom and en-suite shower room, first floor holds a further two double bedrooms to front and back respectively with family bathroom completing the first floor. You enter the home into hallway, with modern fitted kitchen to the front offering ample storage space and work surface, downstairs cloakroom, then large light and airy lounge to the rear that looks out to the garden.

The rear garden is mostly laid to lawn with patio area to enjoy the westerly aspect that makes the space a real suntrap. There is a gate out to the garage which offers storage in the eaves and an allocated parking space in front of it.

The location is ideal for access to the motorway as well as being close to train station and bus stops, with a local shop around the corner.

Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

These property details is yet to be approved by the vendor.





Ground Floor

Entrance

WC

6' 2" x 3' 7" (1.89m x 1.09m)

Lounge

16' 6" x 13' 8" (5.02m x 4.16m)

Kitchen

10' 2" x 9' 1" (3.1m x 2.77m)

First Floor

Bedroom Two

10' 8" x 13' 7" (3.24m x 4.13m)

Bedroom Three

7' 2" x 13' 6" (2.19m x 4.11m)

Bathroom

6' 11" x 8' 0" (2.1m x 2.44m)

Second Floor

Bedroom One

18' 6" x 10' 0" (5.65m x 3.05m)

En-Suite

7' 8" x 4' 6" (2.34m x 1.38m)





Miles & Barr

125 High Street, Herne Bay - CT6 5LA

01227 740 840

hernebay@milesandbarr.co.uk

www.milesandbarr.co.uk/

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