



33 West Cliff Gardens, Herne Bay

In Excess of £425,000

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Herne Bay, Herne Bay

BEAUTIFUL THREE BEDROOM DETACHED HOME WITH A LARGE GARDEN A SHORT WALK FROM THE SEAFRONT...

Miles and Barr are delighted to present to the market this well presented three bedroom family home located in the popular residential location of West Cliff Gardens, Hampton, Herne Bay. Internally the home is comprised of two generously proportioned double bedrooms and a large single, with family bathroom completing the upstairs. Downstairs you enter into the porch, with hallway and downstairs cloakroom, a beautiful newly fitted modern kitchen which leads back to the dining room that is open via arch to the large light and airy lounge that still has a separate door leading into the hallway, and full width conservatory across the back completing the internal accommodation.

There is a patio outside the conservatory with large laid to lawn garden with mature borders, and due to the size of the garden it gets sun all day in different areas. There is rear access into what was formally the garage that has been converted in a utility room and store room. There is front garden and off street parking for two to the front. the home has the added benefit of the owners having recently fitted/changed the boiler, windows and solar panels, making the home energy efficient. The area is a really popular family location, with it being within close proximity to the seafront and park, schools and the mainline train station, as well as a number of local amenities. Please contact Sole agents Miles and Barr today for more information or to organise your personal viewing appointment.

- Short Walk To Seafront
- Large Sunny Garden
- Newly Fitted Stylish Kitchen
- Close To Local Amenities



**Entrance**

Leading to

Wc

4' 6" x 2' 3" (1.36m x 0.69m)

Kitchen

9' 5" x 12' 1" (2.88m x 3.68m)

Dining Room

9' 5" x 6' 7" (2.86m x 2.00m)

Lounge

10' 9" x 15' 6" (3.28m x 4.73m)

Conservatory

8' 10" x 16' 10" (2.70m x 5.13m)

First Floor

Leading to

Bathroom

6' 3" x 5' 6" (1.90m x 1.67m)

Bedroom

8' 8" x 13' 9" (2.64m x 4.19m)

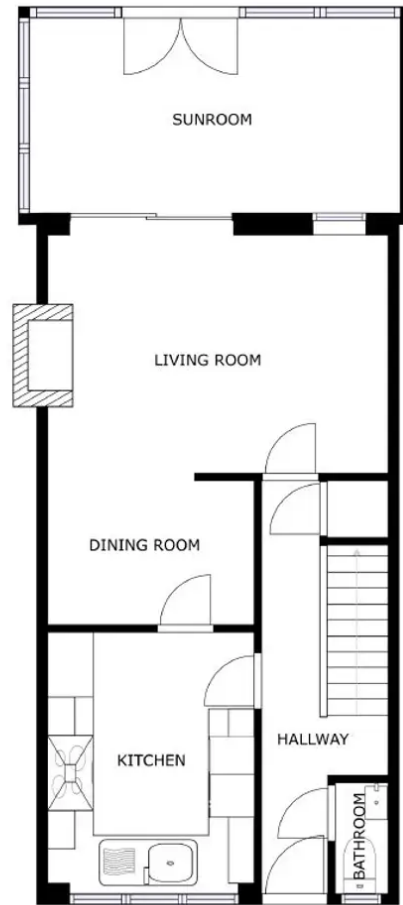
Bedroom

8' 8" x 15' 4" (2.64m x 4.68m)

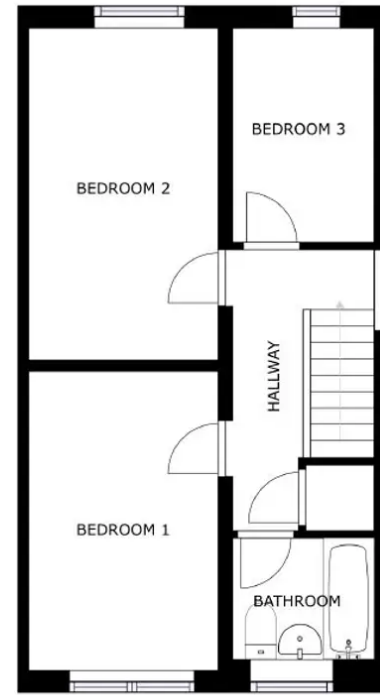
Bedroom

9' 9" x 6' 6" (2.96m x 1.98m)





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 646 sq ft, FLOOR 2: 488 sq ft
TOTAL: 1134 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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure