



22 Beacon Road, Herne Bay

In Excess of £500,000



## 22 Beacon Road

Herne Bay, Herne Bay

CHAIN FREE DECEPTIVELY SPACIOUS FIVE BEDROOM FAMILY HOME WITH OFF STREET PARKING BUILT IN 2007.

Miles and Barr are excited to present this detached family home arranged over three floors and located on the east side of Herne Bay, on Beacon Road with the seafront at the end of the road. The ground floor accommodation comprises entrance hallway, bay fronted lounge, separate dining room, breakfast room, with modern fitted kitchen kitchen to the rear and under stair cloakroom.

The first floor offers three bedrooms to the front plus a family bathroom and a nursery/office to the rear of the home. The second floor offers the master bedroom with vaulted ceilings, double aspect windows and master en suite shower room. There is central heating, double glazing with an enclosed rear garden that is an excellent size with patio outside the home with the rest being laid to lawn. There is on road parking to the front. The location is ideal being just a short stroll to the beach, it also allows easy access to local schools, town centre and train station.

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

Please note that there is currently a tenant in-situ and they could be required to be given up to 2 months' notice to vacate the property.

### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering





**Entrance Hall**

Leading to

**Kitchen**

11' 5" x 9' 5" (3.48m x 2.87m)

**Breakfast Room**

11' 8" x 9' 5" (3.56m x 2.88m)

**Wc**

With toilet and hand wash basin

**Dining Room**

12' 3" x 11' 1" (3.73m x 3.38m)

**Lounge**

15' 2" x 12' 5" (4.62m x 3.78m)

**First Floor**

Leading to

**Bathroom**

6' 1" x 4' 8" (1.86m x 1.43m)

**Office/ Bedroom**

9' 6" x 6' 5" (2.90m x 1.96m)

**Bedroom**

12' 2" x 11' 1" (3.71m x 3.38m)

**Bedroom**

14' 4" x 10' 2" (4.37m x 3.10m)

**Bedroom**

15' 4" x 10' 4" (4.67m x 3.15m)

**Second Floor**

Leading to

**Bedroom**

20' 4" x 14' 6" (6.21m x 4.41m)

**En-Suite**

10' 10" x 7' 9" (3.30m x 2.36m)





## Miles & Barr Exclusive Homes

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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)