



58 Avenue Road, Herne Bay
£395,000

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Herne Bay

CHARACTERFUL VERSATILE FIVE BEDROOM HOME
CLOSE TO SEAFRONT, TOWN CENTER AND TRANSPORT
LINKS...

Situated in one of Herne Bay's prime roads, just off the sea front, Miles and Barr are delighted to offer this attractive period character home that is currently comprised as a five-bedroom house but was originally four extremely large bedrooms. The ground floor offers spacious accommodation comprising a reception hallway and lounge to the front with diner to the rear, kitchen/breakfast room, utility room with storage space and downstairs cloak room off of it.

The first floor holds five generously proportioned bedrooms, with family bathroom, laundry space and separate shower room. The home benefits from sea views to the back two bedrooms which have doors leaving out to the balcony. Outside the property, you will find a large enclosed rear garden that is mostly laid to lawn with a shed that has water and power facilities for a hot tub, and seating area to the back and side access. The location is perfect for access to the town, seafront, train station and bus routes.

- Five Bedrooms
- Period Features
- Excellent Family Home
- Sea Views From Back Bedrooms
- Short Walk To Local Amenities





Entrance

Leading to

Lounge

18' 9" x 14' 10" (5.71m x 4.53m)

Dining Room

14' 3" x 14' 8" (4.34m x 4.47m)

Utility Room

8' 0" x 4' 11" (2.45m x 1.51m)

Wc

4' 1" x 2' 6" (1.25m x 0.75m)

Kitchen

13' 0" x 10' 10" (3.97m x 3.30m)

Conservatory

7' 10" x 7' 2" (2.40m x 2.18m)

First Floor

Leading to

Bedroom

11' 0" x 7' 8" (3.36m x 2.33m)

Bedroom

12' 0" x 6' 4" (3.66m x 1.93m)

Bedroom

12' 0" x 6' 3" (3.66m x 1.90m)

Shower Room

4' 10" x 8' 9" (1.48m x 2.66m)

Bathroom

8' 0" x 7' 8" (2.45m x 2.33m)

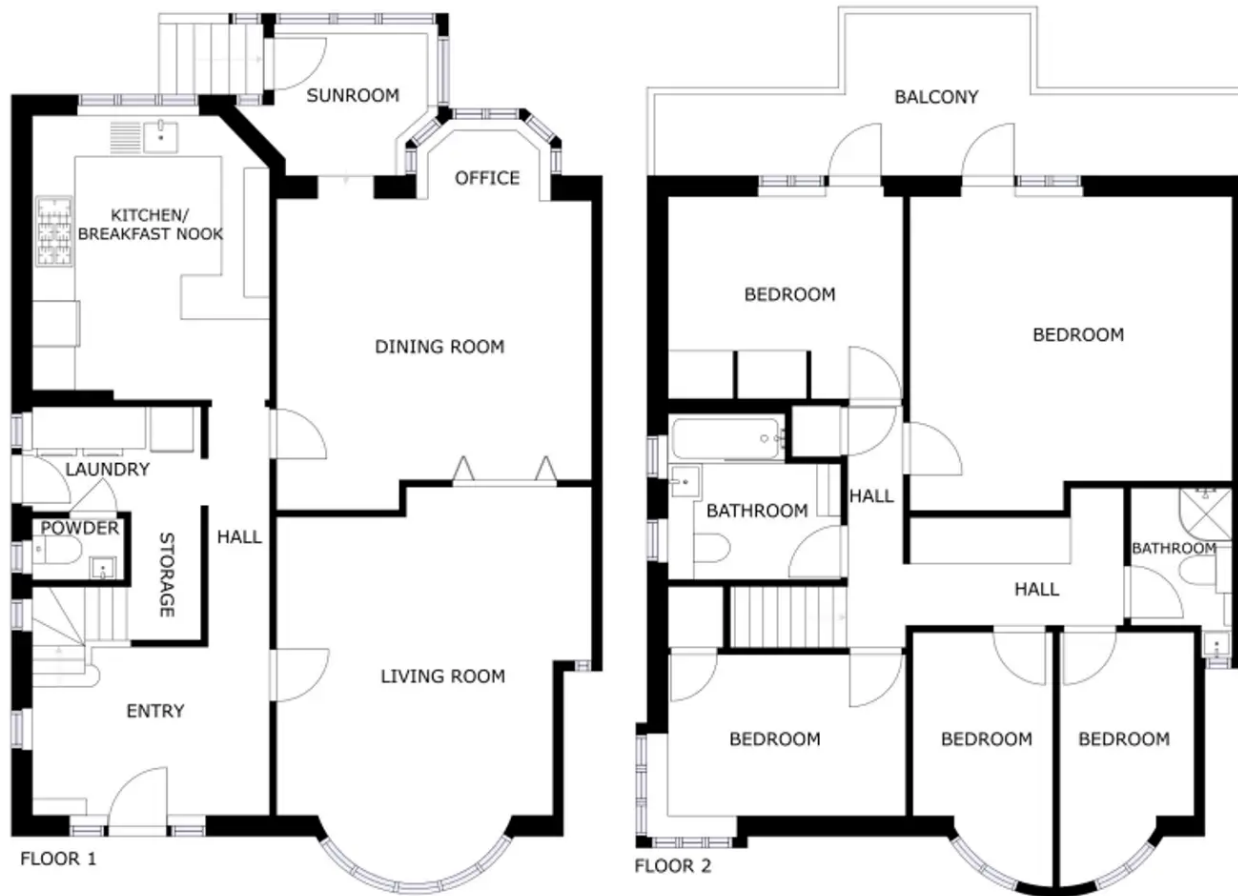
Bedroom

14' 10" x 14' 6" (4.53m x 4.41m)

Bedroom

11' 0" x 9' 3" (3.36m x 2.83m)





GROSS INTERNAL AREA
 FLOOR 1: 898 sq.ft, FLOOR 2: 811 sq.ft
 TOTAL: 1709 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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