



## 1 Hogarth Close, Herne Bay

In Excess of £350,000



# 1 Hogarth Close

, Herne Bay

This charming two double bedroom detached bungalow sits on a corner plot in a highly sought-after cul-de-sac of Hogarth Close, in the Village of Beltinge on the outskirts of Herne Bay which is within walking distance to bus stops, shops, the seafront and the Reculver National Trust Country Park. The home is being offered with no onward chain, and is bolstered by two secluded, sunny aspect low maintenance gardens and a tandem garage.

As you step into the home from the porch, you'll be greeted by a bright and airy living space comprising of lounge and dining space. The bungalow boasts a full re-wire and re-plumb in 2018, providing you with peace of mind that needs to be done is to decorate to your taste. Two generously proportioned bedrooms look out to the larger side garden, with four piece family bathroom and the kitchen has ample work surface and storage area.

There are secure secluded sunny aspect gardens to either side of the bungalow, with a completely paved area outside the lounge, ideal for entertaining and gives access to the garage, with path around the back of the bungalow leading to the laid to lawn section with a few fruit trees and summer house at the bottom. All of the outside space benefits from seclusion and an all day sunny aspect. Storage is no issue with the secure tandem garage, providing both parking, and ample space for all your gardening tools, sports equipment, or even as a workshop.

These details are yet to be approved by the vendor.

- Have there been any structural alterations? No
- Has the property been underpinned? No





**Entrance**

Leading to

**Bedroom**

10' 10" x 12' 6" (3.30m x 3.81m)

**Bedroom**

10' 2" x 9' 3" (3.09m x 2.83m)

**Bathroom**

8' 10" x 6' 1" (2.70m x 1.86m)

**Lounge**

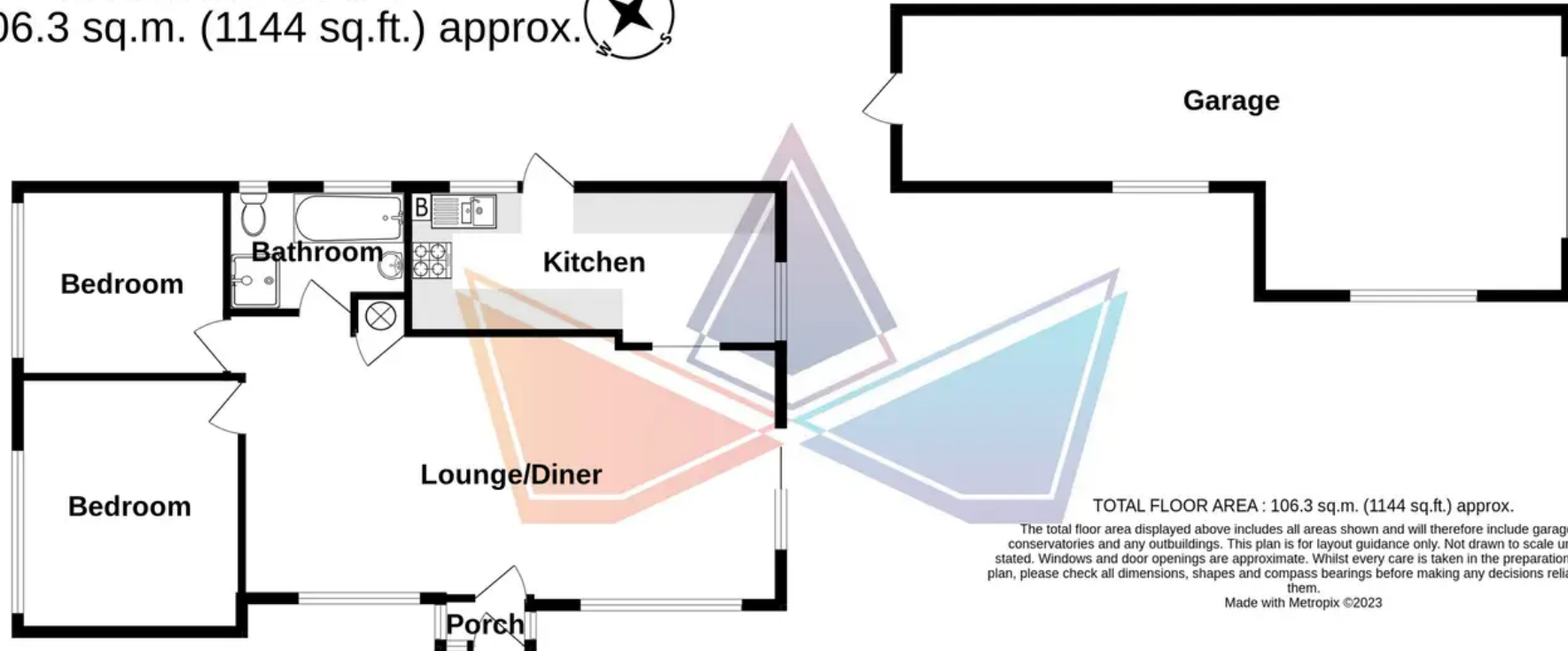
26' 8" x 14' 5" (8.14m x 4.39m)

**Kitchen**

18' 2" x 7' 9" (5.53m x 2.35m)



GROUND FLOOR  
106.3 sq.m. (1144 sq.ft.) approx.



TOTAL FLOOR AREA : 106.3 sq.m. (1144 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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## 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 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)