



9 Morris Avenue, Herne Bay
£450,000

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Herne Bay

Situated in a highly desirable private estate, this modern semi-detached property offers a stylish and contemporary living space combined with coastal living. Boasting partial sea views, the property has ample off-road parking, a small, landscaped garden and being only four years old, still benefits from a builder's warranty.

As you step inside, the open-plan layout is flooded with natural light creating a welcoming and airy environment. The ground floor benefits from a good size lounge area and newly fitted shower room.

But the heart of the home lies in the spacious and modern kitchen diner, featuring fully integrated appliances, including a water softener and water filter tap as well as, underfloor heating. The large kitchen island provides a focal point for both cooking and entertaining whilst the bi-fold doors lead seamlessly to the landscaped garden, blending indoors and outdoor spaces perfectly.

A glass staircase adds a modern touch to the property and leads upstairs to three well-proportioned bedrooms. The large master bedroom features a balcony providing stunning vistas, whilst the second bedroom benefits from a Juliet balcony. The third bedroom offers ample space for a growing family or those in need of a home office.

Completing the upper level, the master bathroom has a newly fitted walk in shower featuring high end fixtures and fittings, ensuring comfort and luxury.





Entrance

Leading to

Lounge

14' 7" x 10' 6" (4.45m x 3.20m)

Open Plan Kitchen / Dining Room / Lounge

18' 0" x 15' 5" (5.49m x 4.70m)

Shower Room

9' 8" x 5' 7" (2.95m x 1.70m)

First Floor

Leading to

Bedroom

14' 4" x 11' 8" (4.37m x 3.56m)

Bedroom With Juliet Balcony

12' 6" x 10' 9" (3.81m x 3.28m)

Bedroom

15' 5" x 6' 9" (4.70m x 2.06m)

Bathroom

With Shower, Toilet and Hand Wash Basin





GROSS INTERNAL AREA
 1ST FLOOR: 620 sq. ft. 2ND FLOOR: 585 sq. ft
 TOTAL: 1,205 sq. ft
 SIZES 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