



60 Pier Avenue, Herne Bay
£475,000

60 Pier Avenue

Herne Bay

LATE CHAIN BREAKDOWN, IDEAL FAMILY HOME BACK AVAILABLE.

The property sits in a fantastic location on a quiet residential road that is ideally situated between the seafront, shops & train station. Most properties in the road, including this one, offer ample off street parking meaning there is few cars on the road and minimal traffic. The property offers good size accommodation which you immediately feel as you come into the large entrance hall. Downstairs there is a lounge to the front that flows nicely to the dining room that benefits from patio doors leading straight out to the garden. To the rear is a large, open kitchen which over looks the garden and lots of storage space. The kitchen is well presented with cabinets and worktops. Downstairs there is also a separate WC. Upstairs there are four good size bedrooms and a family bathroom with bath and shower cubicle. Outside the property benefits from a large garden, mostly laid to lawn with a patio area, the property also has a good size separate garage with ample off street parking. Central Herne Bay is well situated for access to a wide range of amenities including seaside cafes, fresh seafood restaurants, guesthouses, amusement arcades and convenience stores. The seafront features a Victorian bandstand with gardens and is also home to the worlds oldest freestanding purpose-built clock tower.





Entrance

Leading to

Living Room

14' 0" x 12' 0" (4.27m x 3.66m)

Dining Room

12' 0" x 11' 8" (3.66m x 3.56m)

Kitchen

16' 7" x 10' 11" (5.05m x 3.33m)

First Floor

Leading to

Bedroom

10' 0" x 9' 0" (3.05m x 2.74m)

Bedroom

12' 0" x 11' 10" (3.66m x 3.61m)

Bedroom

12' 0" x 11' 8" (3.66m x 3.56m)

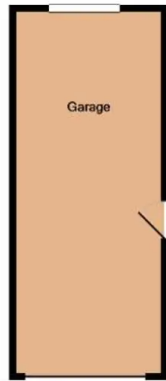
Bedroom/Study

11' 0" x 10' 1" (3.35m x 3.07m)

Bathroom

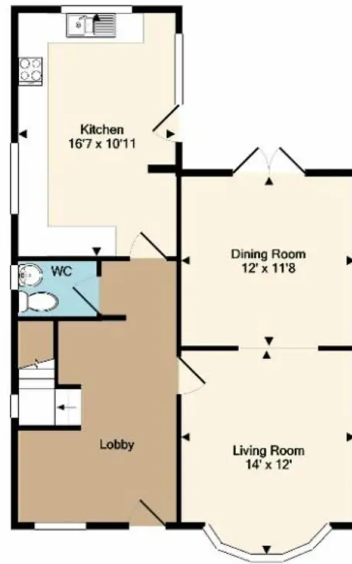
With Bath, Toilet and Hand Wash Basin





TOTAL APPROX. FLOOR AREA 1572 SQ.FT. (146.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR
AREA 919 SQ.FT.
(85.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.7 SQ.M.)

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