



32 Ridgeway Cliff, Herne Bay

In Excess of **£400,000**



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BEAUTIFUL TWO BEDROOM DETACHED BUNGALOW WITH THE SEA AT THE END OF THE ROAD AND LARGE SUNNY ASPECT GARDEN...

Miles and Barr are excited to present to the market this immaculate two bedroom detached bungalow located on Ridgeway Cliff, on the popular West side of Herne Bay, with the seafront at the end of the road and the train station a short walk away. Internally you enter the home into central hallway that benefits from original oak flooring, with the two double bedrooms to the front, one of which benefits from bow bay window. There are storage cupboards in the hallway that leads round to the stylish family bathroom. The rest of the bungalow has been transformed by the owners, turning three rooms into one and creating a stunning light and airy open plan living space consisting of modern fitted kitchen offering ample storage space, work surface, dining space and seating area with two sets of French doors leading out.

The rear is almost directly westerly facing, meaning not only is the garden a real sun trap but it also means the open plan living space is awash with light. The garden is almost directly westerly facing making it an extremely sunny garden which is mostly laid to lawn, with a couple of seating areas arranged at the top and bottom and access down both sides of the bungalow. The front offers off street parking for two cars comfortably. The owners have done a lot of work to the bungalow over the last few years, including not only opening up the back of the home, but fitting a new kitchen, bathroom, and also recently having the soffits and gutters done. There is so much potential for extension of the home, due to its generous sunny aspect plot, and high pitch in the





Entrance

Leading to

Bedroom

13' 7" x 10' 11" (4.14m x 3.34m)

Bedroom

10' 11" x 11' 11" (3.34m x 3.63m)

Bathroom

6' 1" x 5' 6" (1.85m x 1.67m)

Kitchen/Lounge

27' 7" x 13' 1" (8.42m x 3.98m)





GROSS INTERNAL AREA
FLOOR 1: 763 sq. ft, EXCLUDED AREAS:
PATIO: 378 sq. ft
TOTAL: 763 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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