



2B Cliff Avenue, Herne Bay
£425,000

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Introducing a remarkable opportunity to acquire a stunning Three bedroom detached house offered with no onward chain, in the highly sought-after area of Cliff Avenue, Herne Bay. Encompassing a desirable west-facing aspect, the dwelling boasts a sun-drenched garden, inviting abundant natural light into the interiors. Impeccably presented, the modern open plan living space exudes elegance and sophistication, serving as an ideal area for relaxation and entertaining guests. With the upstairs accommodation offering three well proportioned bedrooms, and family bathroom.

The sunny garden is mostly laid to lawn, with brick built store and side retreat leading to the front which provides ample off-street parking, ensuring a hassle-free parking experience for residents and visitors alike. Resting on a generous plot, this property also provides potential for extension subject to correct planning permissions, allowing the buyer to shape the home according to their needs and aspirations. Positioned at the end of this tranquil road, the property presents an idyllic residential setting complemented by convenient access to amenities and the stunning coastal stretch, with the picturesque sea and cliff top walks at the end of the road. This impressive dwelling presents a rare opportunity to secure a chain free prestigious residence in a prime location. With its desirable features and scope for expansion, this property effortlessly captures the essence of comfortable living within a tranquil setting.

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





Entrance

Leading to

Lounge / Kitchen / Diner

23' 4" x 19' 5" (7.10m x 5.91m)

Bedroom

14' 5" x 11' 8" (4.40m x 3.56m)

Bedroom

11' 8" x 9' 8" (3.56m x 2.94m)

Bedroom

8' 8" x 6' 8" (2.63m x 2.02m)

Bathroom

8' 10" x 5' 0" (2.70m x 1.53m)





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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