



63 The Broadway, Herne Bay
£420,000

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BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW WITH SOUTH FACING GARDEN JUST A STONES THROW FROM THE SEAFRONT...

Miles and Barr are delighted to present to the market this immaculate two bedroom detached bungalow, located on the popular location of The Broadway, Herne Bay. Internally you enter the home into welcoming entrance hallway, with the two double bedrooms to the front of the bungalow, stylish family bathroom with aqualisa shower above the bath. The modern fitted Kitchen opens up to the dining room creating an attractive, light and functional living space, with side access out. The lounge is a cosy light and airy room, with all fuel fire in the corner. There is a sun-room conservatory to the rear with utility cupboard taking the washing machine and tumble dryer, creating more space in the kitchen.

The rear garden is a perfect space to enjoy the sunny southerly aspect, with patio outside the sun-room creating a couple of different seating areas and laid to lawn central area with mature and established shrubs in the border. There is side access which is used as storage that leads out to the driveway to the front. The location is idyllic with the seafront just around the corner and mainline train station, Town/High Street and transport links all very close by.

Please contact Miles and Barr for more information or to organise your personal viewing appointment.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to





Entrance

Leading to

Bathroom

7' 8" x 6' 5" (2.33m x 1.95m)

Bedroom

12' 6" x 9' 11" (3.80m x 3.02m)

Bedroom

11' 6" x 8' 6" (3.50m x 2.60m)

Lounge

12' 2" x 10' 10" (3.70m x 3.29m)

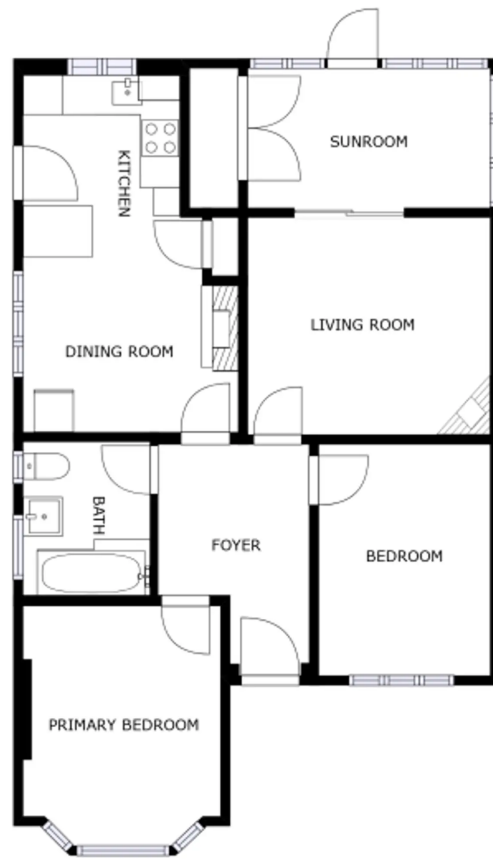
Conservatory

14' 5" x 6' 8" (4.39m x 2.04m)

Kitchen/Dining Room

17' 10" x 10' 9" (5.44m x 3.27m)





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 795 sq. ft
TOTAL: 795 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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure