



9 Hanover Street, Herne Bay  
£299,995

# 9 Hanover Street

## Herne Bay

Nestled just a stone's throw away from the vibrant heart of Herne Bay town, this charming end of terrace house offers a delightful blend of modern comfort and classic appeal. Meticulously refurbished by its current owners, this home exudes warmth and character, showcasing a thoughtful attention to detail that radiates throughout.

As you step inside, you are welcomed into a bright and inviting lounge, providing an ideal space for relaxation and entertaining. The lounge seamlessly flows into a spacious dining room and kitchen area towards the rear of the house, creating a cohesive and practical layout perfect for everyday living.

Upstairs, you'll find two well-appointed bedrooms, each offering a peaceful retreat for rest and rejuvenation. The main bathroom, accessed via one of the bedrooms, boasts contemporary fixtures and fittings, ensuring both style and functionality.

Outside, a lovely courtyard awaits, offering a private outdoor sanctuary where you can unwind and enjoy al fresco dining or simply soak up the sunshine.

With its prime location just moments away from Herne Bay town, this lovingly refurbished two-bedroom end of terrace house presents a wonderful opportunity to embrace modern living while savoring the charm and convenience of coastal life.





### Entrance

Leading to

### Lounge/Diner

23' 9" x 11' 9" (7.24m x 3.59m)

### Wc

5' 9" x 3' 9" (1.76m x 1.14m)

### Kitchen

11' 5" x 6' 7" (3.48m x 2.01m)

### First Floor

Leading to

### Bedroom

12' 2" x 10' 7" (3.72m x 3.22m)

### Bedroom

11' 7" x 10' 4" (3.54m x 3.14m)

### Bathroom

6' 10" x 11' 7" (2.08m x 3.54m)





FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 507 sq. ft, FLOOR 2: 380 sq. ft  
 FLOOR 3: 88 sq. ft, EXCLUDED AREAS:  
 PATIO: 138 sq. ft, REDUCED HEADROOM BELOW 1.5M: 200 sq. ft  
 TOTAL: 975 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](http://milesandbarr.co.uk/referral-fee-disclosure)