



3 Swalecliffe Avenue, Herne Bay  
£399,500

# 3 Swalecliffe Avenue

Herne Bay, Herne Bay

EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW ON THE SEAFRONT...

Miles and Barr are excited to present this two bedroom semi-detached bungalow with direct sea views, long driveway and garage, on there rarely available Swalecliffe Avenue, West Herne Bay. Internally the home has the extended lounge diner to the front, to make the most of the views, one bedroom tot he front and the extended main bedroom to the rear with en-suite shower room, family bathroom and fitted kitchen with ample storage space and work surface, with lean to on the side of the kitchen which leads out to the driveway and garage with an electric remote controlled door. There is a shed and separate workshop situated in the rear garden, which is almost directly south facing making it a real sun trap. There is a large front garden and parking for three to four cars to the front, with grassland leading to the seafront. The home is situated perfectly for seafront walks both towards Herne Bay and to Whitstable. The home offers lots of potential for extension to make the most of the spectacular views, subject to the correct planning applications and permissions. Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

**Identification checks:** Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- Have there been any structural alterations? Yes front extension 2000
- If yes above was planning obtained? Yes





## Ground Floor

Leading to

### Lounge

13' 9" x 10' 6" (4.20m x 3.21m)

### Dining Room

13' 1" x 10' 6" (4.00m x 3.21m)

### Bedroom

10' 4" x 8' 9" (3.14m x 2.66m)

### Bedroom

18' 3" x 8' 8" (5.55m x 2.65m)

### En-Suite

2' 7" x 8' 6" (0.78m x 2.58m)

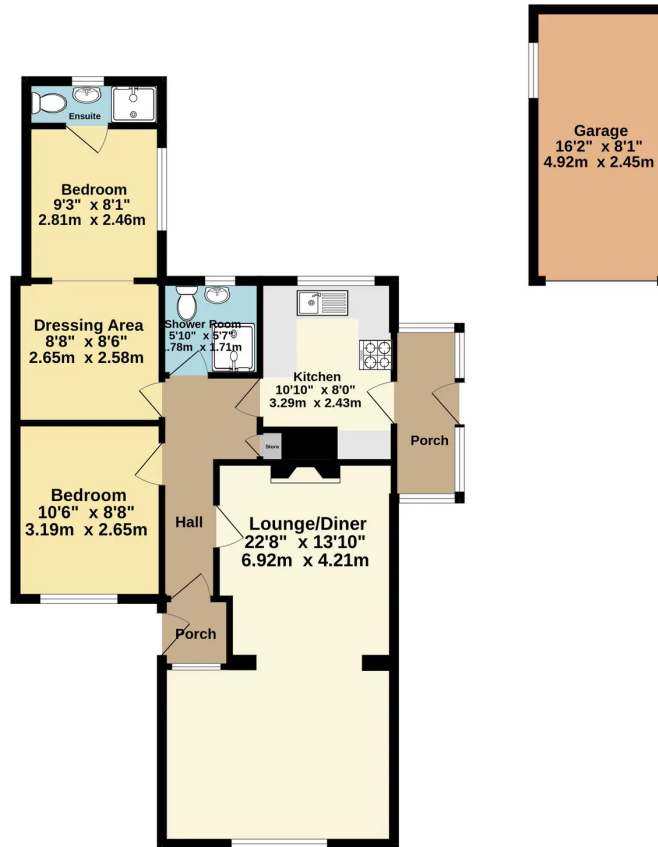
### Bathroom

5' 10" x 5' 6" (1.77m x 1.68m)

### Kitchen

9' 11" x 3' 11" (3.03m x 1.19m)





TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Miles & Barr

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