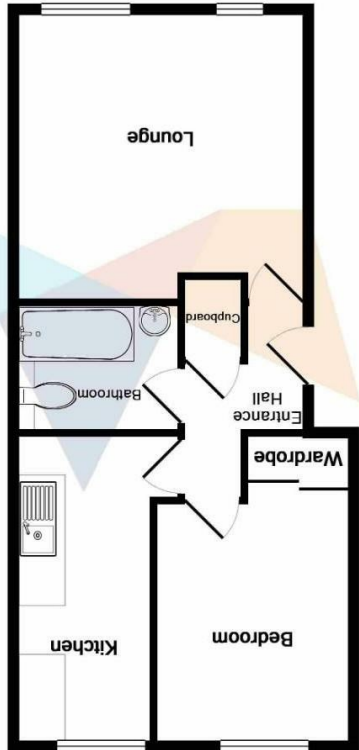
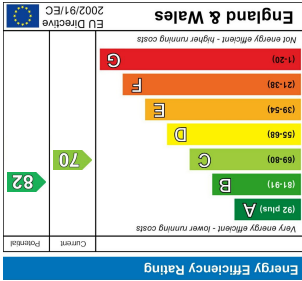
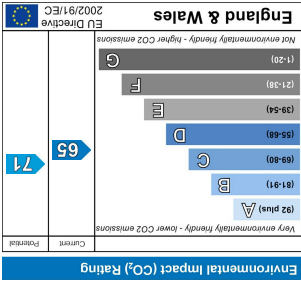
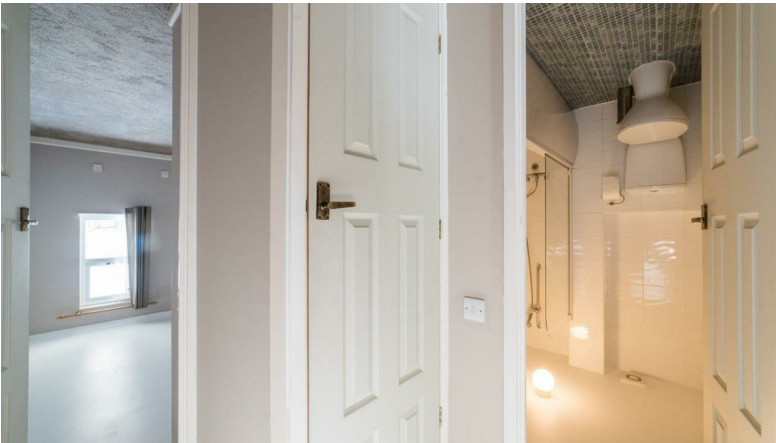


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



TOTAL APPROX. FLOOR AREA 39.1 SQ.M. (421 SQ.FT.)  
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**miles & barr**

YOUR PROPERTY AGENT

30 RYE WALK  
HERNE BAY



30 RYE WALK  
HERNE BAY

£160,000



- Freehold Flat
- No Chain
- Quiet Location
- Allocated Parking
- Double Bedroom
- Modern Kitchen

### ABOUT

NO CHAIN! Miles and Barr are pleased to bring to the market this one bedroom purpose built first floor flat, located in a quiet cul-de-sac in the desirable area of Broomfield. This flat would make an ideal first time buy, second home, or a great buy to let investment. Once inside you will find a good size lounge, bathroom, double bedroom, and a fitted kitchen. You also have the added bonus of your own allocated parking space. This is a FREEHOLD property therefore no service charge or ground rent.

The property is being offered with NO FORWARD CHAIN so don't delay in calling Miles and Barr to arrange your immediate viewing.

### DESCRIPTION

- Communal Entrance
- Entrance
- Hallway
- Lounge / Diner
- Kitchen
- Bedroom
- Bathroom
- Allocated Parking

### LOCATION

Broomfield is a lovely village in Herne Bay, divided by the Thanet Way from the seaside town. There are a few shops, village post office, and a great pub called The Huntsman located on Margate Road. There is also a local church, located on The Meadows. Herne Bay is a seaside town in Kent, South East England. It is situated 7 miles (11 km) north of Canterbury and 5 miles (8 km) east of Whitstable. It neighbours the ancient villages of Herne and Reculver and is part of the City of Canterbury local government district. Herne Bay's seafront is home to the world's first freestanding purpose-built Clock Tower, built in 1837. The town centre, sea front, arcades/amusements, pier and other amenities means Herne Bay has lots on offer. The Thanet Way leading to the M2 motorway is easily accessible, as is Herne bay railway station which offers great links to London.

