



Total area: approx. 90.3 sq. metres (972.0 sq. feet)
1 West Cliff Gardens, Herne Bay



1 West Cliff Gardens, Herne Bay, Kent, CT6 8DP

£450,000 Freehold

Situated in the sought-after location in West Cliff Gardens on the western side of Herne Bay a mere stones' throw from Hampton seafront, this home is full of potential to make a perfect family home. The living accommodation comprises of light and airy lounge providing a great vantage point for coastal views. To the rear of the property is the kitchen; from here you can step out onto the into the rear garden. In addition there are three bedrooms and bathroom. While the bungalow is in need of updating, it presents great potential for renovation, allowing you to put your personal stamp on it and create a dream coastal home. The property has no onward chain, so please contact us today to arrange a viewing at this unique opportunity.

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Ground Floor

Entrance Porch

Front entrance door, window to front and side, further door to:

Entrance Hall

Lounge

14' 0" x 12' 0" (4.27m x 3.66m) Bay window to front providing sea views, window to side.

Kitchen

8' 1" x 16' 10" (2.46m x 5.13m) Two windows to rear, door to rear leading to utility porch.

Utility Porch

Two doors to side leading to the garden.

Bedroom One

12' 0" x 13' 2" (3.66m x 4.01m) Window to front providing sea views.

Bedroom Two

10' 1" x 13' 2" (3.07m x 4.01m) Window to rear.

Bedroom Three

8' 3" x 7' 4" (2.51m x 2.24m) Window to front providing sea views.

Bathroom

8' 1" x 5' 5" (2.46m x 1.65m) Frosted window to rear.

Separate WC

Frosted window to rear.

Outside

Garage

Door to front, window to side.

Wrap Around Garden

Mainly laid to lawn, mature trees and shrubs, off road parking, sea views.

Council Tax Band C

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

