



**Price**  
**£365,000**

**Freehold**

3x  1x  2x 

**Selsea Avenue,  
Herne Bay, Kent, CT6**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Charming 3 bedroom family home
- Additional study/4th bedroom
- Downstairs cloakroom, gas heating
- Stunning kitchen with bifold doors opening to garden
- Deceptively spacious accommodation and low maintenance garden

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'2 x 12'4 (4.32m x 3.76m)

Study: 10'6 x 7'3 (3.20m x 2.21m)

Cloakroom: 10'11 x 4'4 (3.33m x 1.32m)

Kitchen: 15'7 x 11'3 (4.75m x 3.43m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 15'5 x 10'9 (4.70m x 3.28m)

Bedroom 3: 11'3 x 10'5 (3.43m x 3.18m)

Bathroom

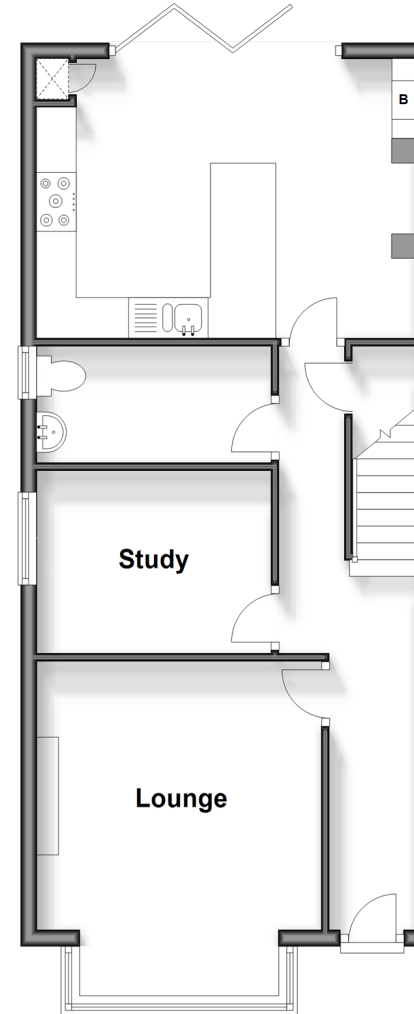
Bedroom 2: 9'5 x 9'3 (2.87m x 2.82m)

### OUTSIDE

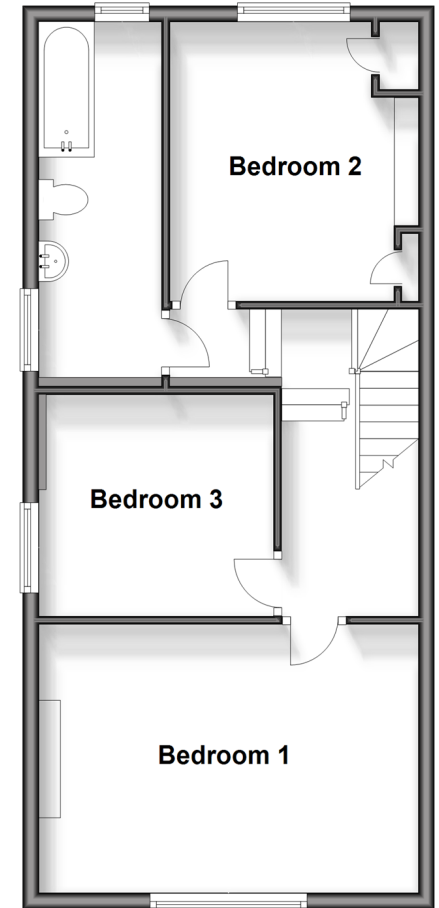
Front Garden

Rear Garden

**Ground Floor**  
Approx. 52.6 sq. metres (566.3 sq. feet)

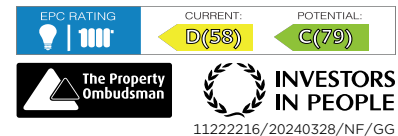


**Split Level First Floor**  
Approx. 51.6 sq. metres (555.3 sq. feet)



**Call Herne Bay - 01227 361226 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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