



**Price**  
**£470,000**

**Freehold**

5x  2x  2x 

**Arkley Road, Herne Bay,  
Kent, CT6**

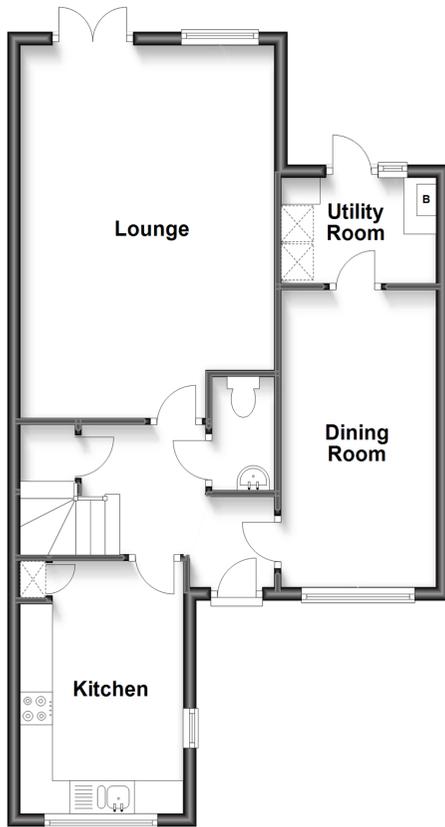
**OVER 60?**

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

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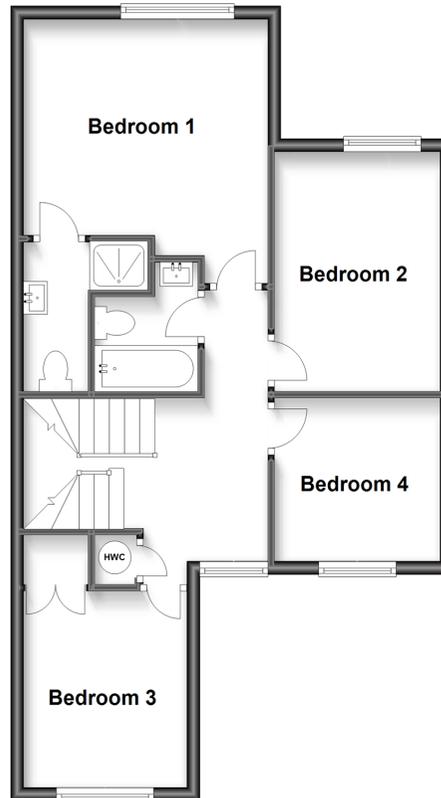
### Ground Floor

Approx. 56.8 sq. metres (611.5 sq. feet)



### First Floor

Approx. 56.5 sq. metres (608.0 sq. feet)



### Second Floor

Approx. 23.9 sq. metres (256.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen: 13'0 x 8'5 (3.97m x 2.57m)

Lounge: 18'8 x 12'11 (5.69m x 3.94m)

Dining Room: 14'9 x 7'10 (4.50m x 2.39m)

Utility Room: 8'5 x 5'3 (2.57m x 1.60m)

### FIRST FLOOR

Landing

Bedroom 1: 12'11 x 11'9 (3.94m x 3.58m)

En-Suite Shower Room

Bedroom 2: 11'11 x 8'4 (3.63m x 2.54m)

Bedroom 3: 9'9 x 8'2 (2.97m x 2.49m)

Bedroom 4: 8'4 x 8'3 (2.54m x 2.52m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 5: 12'11 x 12'11 (3.94m x 3.94m)

### OUTSIDE

Off Road Parking

Front Garden

Rear Garden



## Main features

- Vast accommodation arranged over 3 floors
- Generous sized bedrooms, 1 has an en-suite shower room
- Off road parking for 3 vehicles
- Set on the outskirts of the town centre, a short walk to the beach
- Beautifully presented throughout with private garden to rear



### Nearest Schools

Primary Schools: Herne Bay Juniors 0.2 miles, Hampton Primary 1.3 miles, Herne C of E Juniors 1.5 miles  
Secondary Schools: Herne Bay High School 2.1 miles, The Community College Whitstable 5.5 miles, The King's School Canterbury 6.2 miles



### Transport Information

Train Stations: Herne Bay 0.7 miles, Chestfield & Swalecliffe 3.7 miles, Whitstable 5.3 miles



### Address

Arkley Road, Herne Bay, Kent, CT6



### Directions

For directions to this property please contact us.





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Helping you move forwards

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



- 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.

EPC RATING	CURRENT:	POTENTIAL:
	C(77)	B(84)

11237181/20240416/AW/GG