

**OVER 60?**

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



**Price**

**£390,000**

**Freehold**

2x  1x  1x 

Selsea Avenue,

Herne Bay, Kent, CT6

*Wards*

Helping you move forwards



## Main features

- Set on a double width plot
- Substantial driveway parking
- Large lounge, CCTV and part boarded loft
- A short walk to the beach and into town
- Wet room & gas central heating

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Bedroom 1: 13'4 x 13'2 (4.07m x 4.02m)

Bedroom 2: 10'9 x 10'9 (3.28m x 3.28m)

Wet Room: 6'8 x 5'9 (2.03m x 1.75m)

Lounge: 16'4 x 12'7 (4.98m x 3.84m)

Sun Room: 11'3 x 6'6 (3.43m x 1.98m)

Kitchen: 12'9 x 11'9 (3.89m x 3.58m)

Utility Room: 13'3 x 6'5 (4.04m x 1.96m)

### OUTSIDE

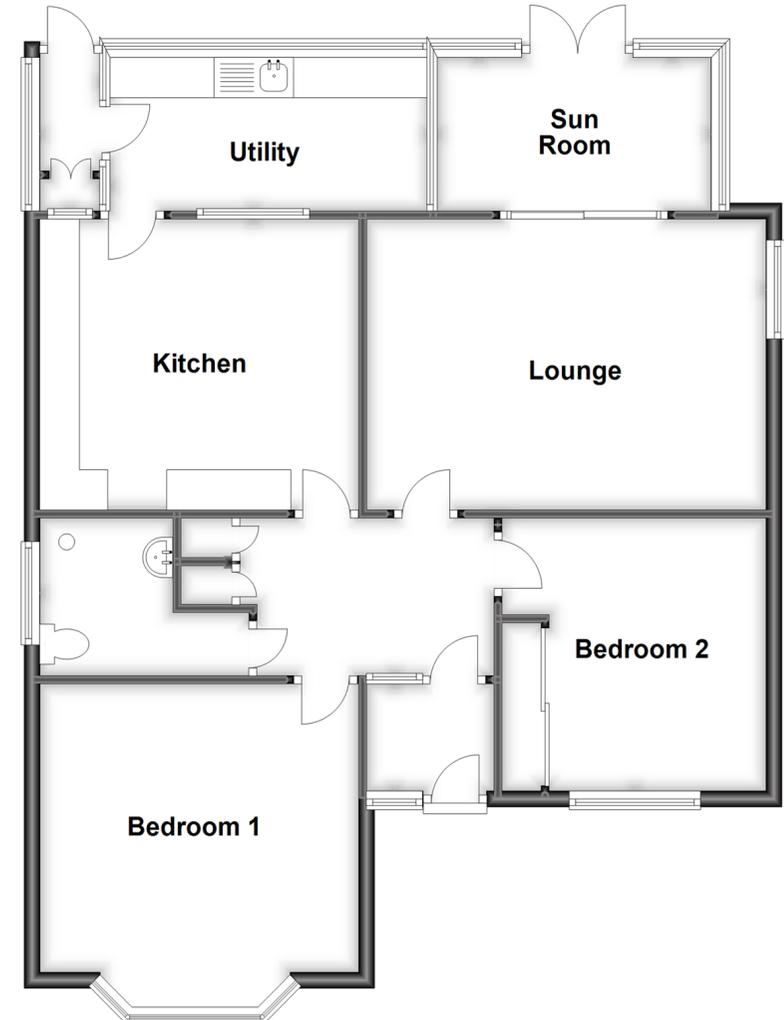
Front Garden

Driveway

Rear Garden

## Ground Floor

Approx. 91.3 sq. metres (982.7 sq. feet)



Call Herne Bay - 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.



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