



**Price**  
**£355,000**

**Freehold**

3x  1x  1x 

**York Close, Herne Bay,  
Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Local amenities within walking distance
- Stones throw away from the beach
- Set in a quiet cul-de-sac on a private road
- Detached garage
- Immaculate condition throughout

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hallway
- Lounge: 13'11 x 12'6 (4.24m x 3.81m)
- Dining Area: 9'4 x 9'4 (2.85m x 2.85m)
- Kitchen: 10'5 x 9'4 (3.18m x 2.85m)
- Conservatory: 8'9 x 6'9 (2.67m x 2.06m)

### FIRST FLOOR

- Landing
- Bedroom 1: 13'11 x 11'9 (4.24m x 3.58m)
- Bedroom 2: 11'2 x 11'1 (3.41m x 3.38m)
- Shower Room
- Bedroom 3: 6'11 x 6'1 (2.11m x 1.86m)

### OUTBUILDING

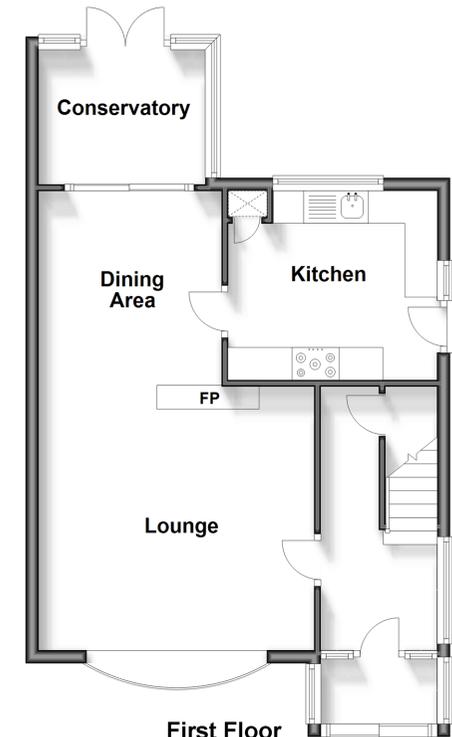
- Garage

### OUTSIDE

- Front Garden
- Rear Garden

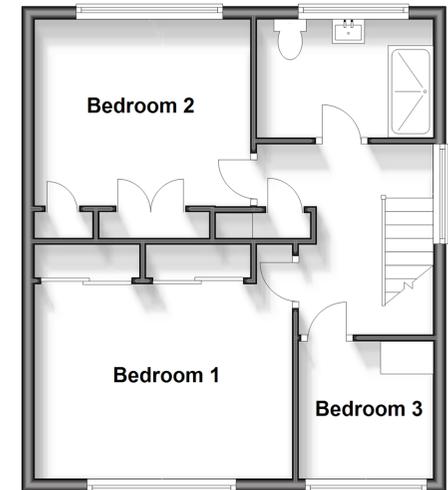
## Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.5 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.



11237794/20240312/GS/AT