



**Price**  
**£435,000**

**Freehold**

3x  2x  1x 

**Carlton Hill, Herne Bay,  
Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- New boiler put in only last year
- Triple glazed windows at the front and all new glass in the sun room
- Roof replaced in 2015
- In an amazing location, walking distance to the sea front and the local Co-Op
- Large lounge leading to the sun room with a lovely bar

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hallway  
 Bedroom 2: 13'9 x 11'1 (4.19m x 3.38m)  
 Bedroom 3: 9'9 x 8'2 (2.97m x 2.49m)  
 Bathroom: 8'2 x 6'2 (2.49m x 1.88m)  
 Lounge : 22'3 x 12'5 (6.79m x 3.79m)  
 Sun Room: 12'3 x 11'6 (3.74m x 3.51m)  
 Kitchen: 12'0 x 10'9 (3.66m x 3.28m)  
 Utility Room

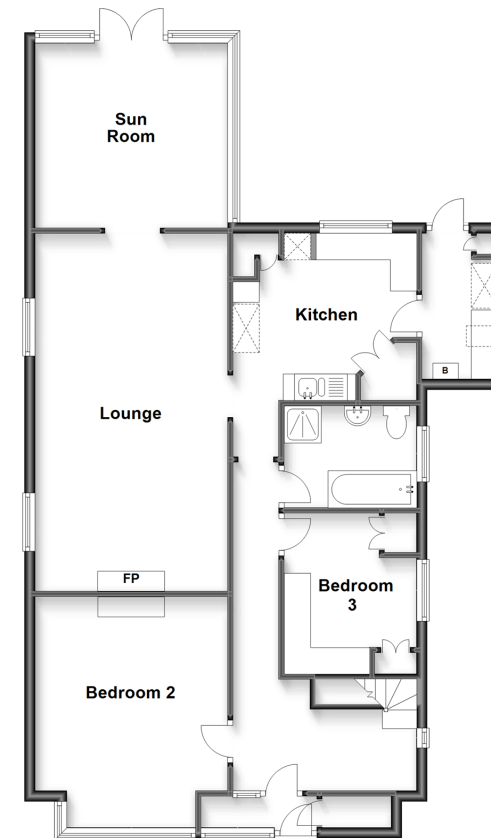
### FIRST FLOOR

Landing: 10'7 x 8'3 (3.23m x 2.52m)  
 Bedroom 1: 14'9 x 11'7 (4.50m x 3.53m)  
 Shower Room: 8'7 x 5'9 (2.62m x 1.75m)

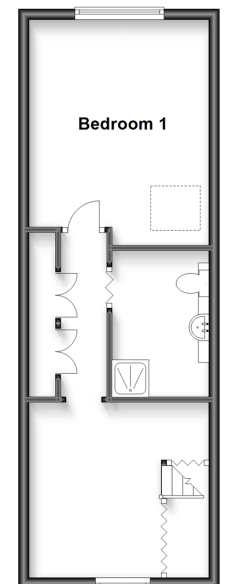
### OUTSIDE

Off Road Parking  
 Rear Garden

**Ground Floor**  
 Approx. 97.3 sq. metres (1047.1 sq. feet)

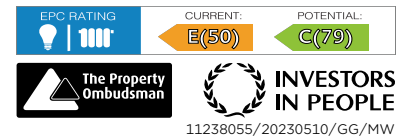


**First Floor**  
 Approx. 33.7 sq. metres (363.0 sq. feet)



**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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