



**Price**  
**£285,000**

**Freehold**

2x  1x  1x 

**Mickleburgh Hill,  
Herne Bay, Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Ideal retirement property
- Tapering plot, good frontage
- Conservatory to rear overlooking the garden
- A short walk to the town centre and sea front
- Gas heating and double glazing throughout

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 2: 8'9 x 7'9 (2.67m x 2.36m)

Shower Room

Kitchen: 11'3 x 8'1 (3.43m x 2.47m)

Conservatory Area: 18'1 x 9'9 (5.52m x 2.97m)

Lounge: 14'8 x 11'9 (4.47m x 3.58m)

Bedroom 1: 11'8 x 11'1 (3.56m x 3.38m)

### OUTSIDE

Rear Garden

Driveway

**Ground Floor**  
Approx. 75.1 sq. metres (808.0 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.



11238137/20230826/AT/GG