



**OVER 60?**

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

**Price**

**£290,000**

**Freehold**

3x  1x  1x 

**Stanley Gardens, Herne  
Bay, Kent, CT6**

*Wards*  
Helping you move forwards





## Main features

- **Extremely well presented internally**
- **Ideal for first-time buyers and landlords**
- **Recently updated and renovated, with some updating still required**
- **Ideally positioned for walks to the seafront, high street, train station and other local amenities**
- **Good-sized rear garden that needs attention and maintenance but could be made special with some work**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 14'2 x 13'4 (4.32m x 4.07m)

Kitchen: (L-shaped) 8'8 x 7'7 (2.64m x 2.31m) plus 5'3 x 5'6 (1.60m x 1.68m)

Bathroom: 7'7 x 5'6 (2.31m x 1.68m)

### FIRST FLOOR

Bedroom 3: 8'9 x 7'8 (2.67m x 2.34m)

Bedroom 2: 19'3 x 8'1 (5.87m x 2.47m)

Bedroom 1: 11'3 x 10'0 (3.43m x 3.05m)

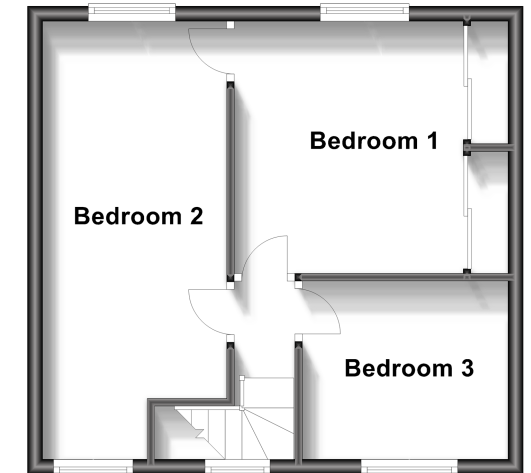
### Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.4 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  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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