



Price
£425,000

Freehold

3x  2x  2x 

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

OVER 60?

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

Wards
Helping you move forwards



Main features

- Offered for sale with no forward chain
- Close proximity to the sea
- Ideal property for renovation and modernisation
- Garage and driveway for multiple cars
- Close to local amenities

Accommodation

GROUND FLOOR

- Porch
- Entrance Hall
- Boot Room
- Lounge: 11'9 x 11'7 (3.58m x 3.53m)
- Dining Area: 15'5 x 11'9 (4.70m x 3.58m)
- Sitting Room: 12'2 x 11'8 (3.71m x 3.56m)
- Conservatory : 12'6 x 9'2 (3.81m x 2.80m)
- Kitchen: 15'3 x 10'0 (4.65m x 3.05m)
- Shower Room
- Bedroom 2: 12'1 x 8'1 (3.69m x 2.47m)

FIRST FLOOR

- Landing
- Bedroom 3: 11'0 x 8'3 (3.36m x 2.52m)
- Bathroom
- Bedroom 1: 19'1 x 16'0 (5.82m x 4.88m)

OUTSIDE

- Garage
- Driveway
- Rear Garden



Call Herne Bay - 01227 361226 ■ wardsof Kent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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