



**Guide Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**West Hill Road,  
Herne Bay, Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Extended family home, close to the town centre
- Modern open plan ground floor
- Block paved driveway
- Garden with cabin and large decked area
- Modern kitchen opening into a garden room, with solid wood flooring throughout

## Accommodation

### GROUND FLOOR

- Entrance Hallway
- Cloakroom
- Lounge: 14'0 x 12'4 (4.27m x 3.76m)
- Kitchen/Diner: 18'6 x 10'3 (5.64m x 3.13m)
- Breakfast Room: 20'7 x 12'4 (6.28m x 3.76m)

### FIRST FLOOR

- Landing
- Bedroom 3: 11'3 x 7'9 (3.43m x 2.36m)
- Bedroom 1: 11'5 x 10'9 (3.48m x 3.28m)
- Bedroom 2: 10'9 x 10'4 (3.28m x 3.15m)
- Bathroom: 12'6 x 10'5 (3.81m x 3.18m)

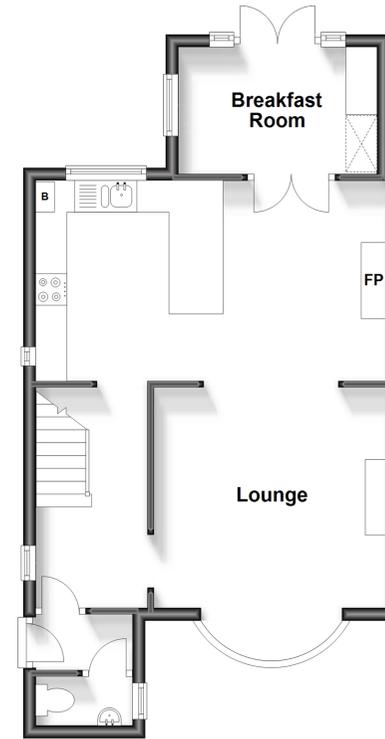
### SECOND FLOOR

- Loft Space: 11'5 x 10'4 (3.48m x 3.15m)

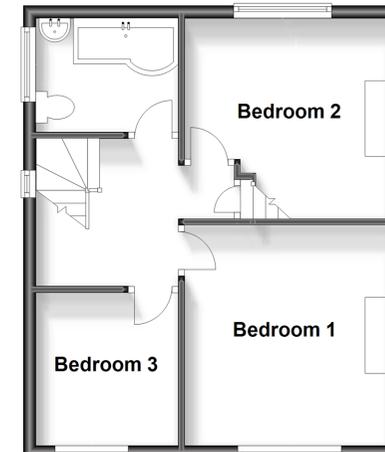
### OUTSIDE

- Driveway
- Rear Garden
- Cabin

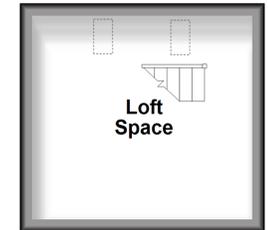
**Ground Floor**  
Approx. 48.3 sq. metres (519.4 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (411.6 sq. feet)



**Loft**  
Approx. 11.4 sq. metres (122.2 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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