



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**The Broadway, Herne  
Bay, Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Character in abundance throughout this family home
- Large living accommodation, ideal for a growing family
- Sold with no onward chain
- Close to the sea front and the fabulous Herne Bay pier
- Popular location

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hallway  
Dining Room: 11'5 x 9'4 (3.48m x 2.85m)  
Wet Room: 7'2 x 5'2 (2.19m x 1.58m)  
Lounge: 20'4 x 8'7 (6.20m x 2.62m)  
Kitchen: 10'5 x 10'4 (3.18m x 3.15m)  
Conservatory

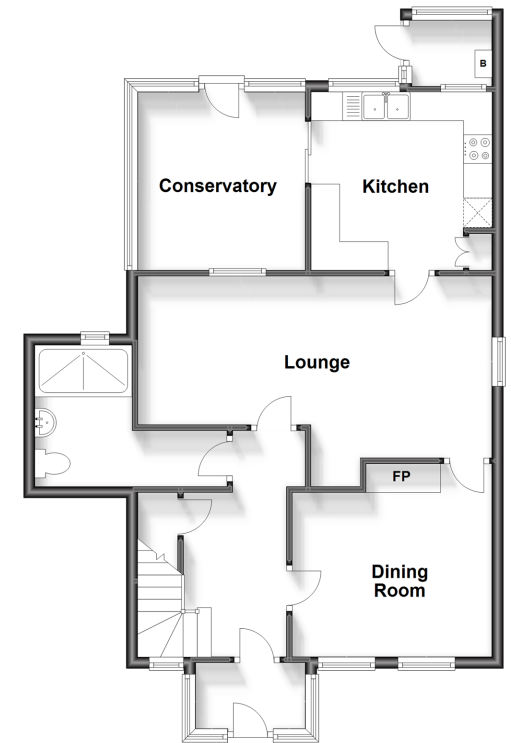
### FIRST FLOOR

Landing  
Bedroom 1: 17'4 x 9'6 (5.29m x 2.90m)  
Bedroom 2: 10'6 x 10'6 (3.20m x 3.20m)  
Bedroom 3: 9'8 x 8'8 (2.95m x 2.64m)

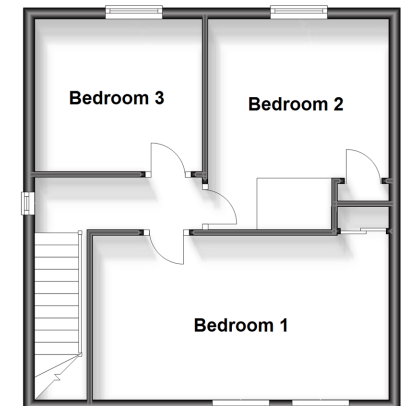
### OUTSIDE

Front Garden  
Rear Garden

**Ground Floor**  
Approx. 69.9 sq. metres (752.0 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.1 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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