



OVER 60?

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

Price
£475,000

Freehold

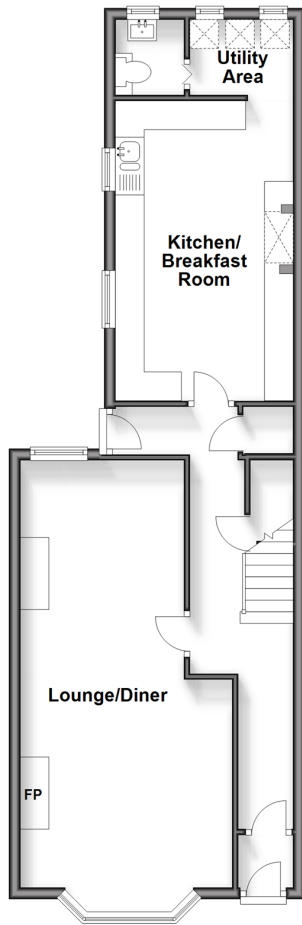
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**Selsea Avenue, Herne
Bay, Kent, CT6**

Wards
Helping you move forwards

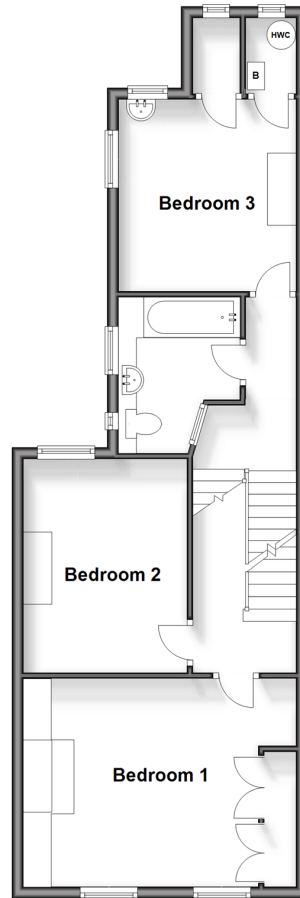
Ground Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



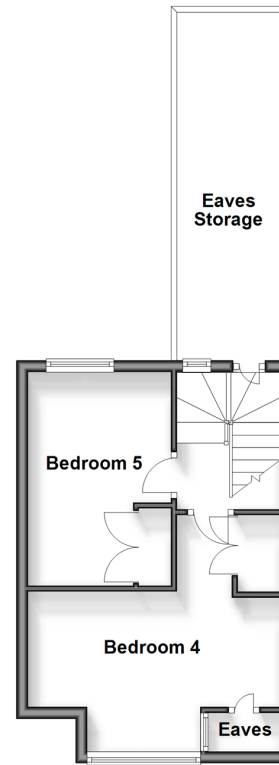
Split Level First Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



Second Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway
Porch
Lounge/Diner: (L-shaped) 26'5 x 12'1 (8.06m x 3.69m) plus 11'0 x 15'0 (3.36m x 4.58m)
Kitchen/Breakfast Room: 17'0 x 10'8 (5.19m x 3.25m)
Utility Area
Cloakroom

SPLIT LEVEL FIRST FLOOR

Landing
Bedroom 3: 10'9 x 10'2 (3.28m x 3.10m)
Bathroom
Bedroom 2: 12'0 x 9'3 (3.66m x 2.82m)
Bedroom 1: 15'9 x 11'8 (4.80m x 3.56m)

SECOND FLOOR

Bedroom 4: 15'4 x 8'7 (4.68m x 2.62m)
Bedroom 5: 12'7 x 8'1 (3.84m x 2.47m)

OUTSIDE

Garage
Driveway
Workshop
Front Garden
Rear Garden



Main features

- Superbly enhanced semi-detached family home
- Large summer house and workshop
- Five bedrooms over first and second floor
- Through lounge/diner and large kitchen/breakfast room
- Utility area with additional cloakroom



Nearest Schools

Primary Schools: Hampton Primary 0.3 miles, Herne Bay Junior School 0.7 miles, Briary Primary 0.8 miles

Secondary Schools: Herne Bay High School 0.4 miles, The Community College Whitstable 3.3 miles, Spires Academy



Transport Information

Train Stations: Herne Bay 0.3 miles, Chestfield & Swalecliffe 1.9 miles, Whitstable 3.3 miles



Address

Selsea Avenue, Herne Bay, Kent, CT6



Directions

For directions to this property please contact us.



Call Herne Bay Branch 01227 361226 ■ wardsofkent.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
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ 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.

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