



**Price**

**£595,000**

**Freehold**

4x  2x  2x 

**Lower Herne Road,  
Herne, Herne Bay, Kent,  
CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Stunning detached chalet, beautifully presented throughout
- Large garden with pond, well established
- Bedrooms arranged over two floors
- In and out driveway with conservatory to rear
- Easy access to Thanet Way and Canterbury

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Porch  
 Lounge: 21'2 x 11'9 (6.46m x 3.58m)  
 Dining Area: 12'7 x 8'8 (3.84m x 2.64m)  
 Kitchen: 13'2 x 13'1 (4.02m x 3.99m)  
 Bathroom: 9'1 x 7'0 (2.77m x 2.14m)  
 Study: 11'9 x 8'8 (3.58m x 2.64m)  
 Conservatory: 12'7 x 11'4 (3.84m x 3.46m)  
 Bedroom 2: 12'0 x 10'4 (3.66m x 3.15m)  
 Bedroom 1: 13'2 x 12'2 (4.02m x 3.71m)

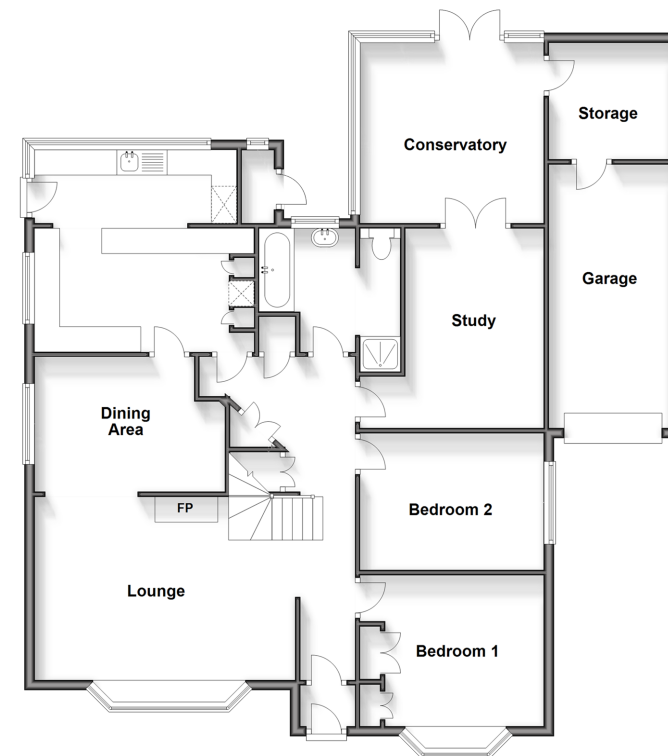
### FIRST FLOOR

Landing  
 Bedroom 3: 17'6 x 11'7 (5.34m x 3.53m)  
 Shower Room  
 Bedroom 4: 22'0 x 11'2 (6.71m x 3.41m)

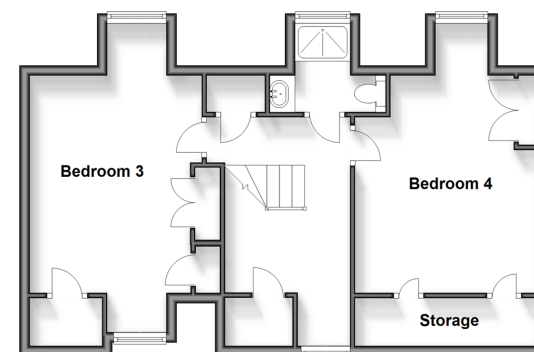
### OUTSIDE

Garage  
 Driveway  
 Front Garden  
 Rear Garden

**Split Level Ground Floor**  
 Approx. 138.0 sq. metres (1483.4 sq. feet)



**First Floor**  
 Approx. 56.2 sq. metres (605.2 sq. feet)



**Call Herne Bay - 01227 361226 ■ 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.