



**OVER 60?**

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

**Price**  
**£425,000**

**Freehold**

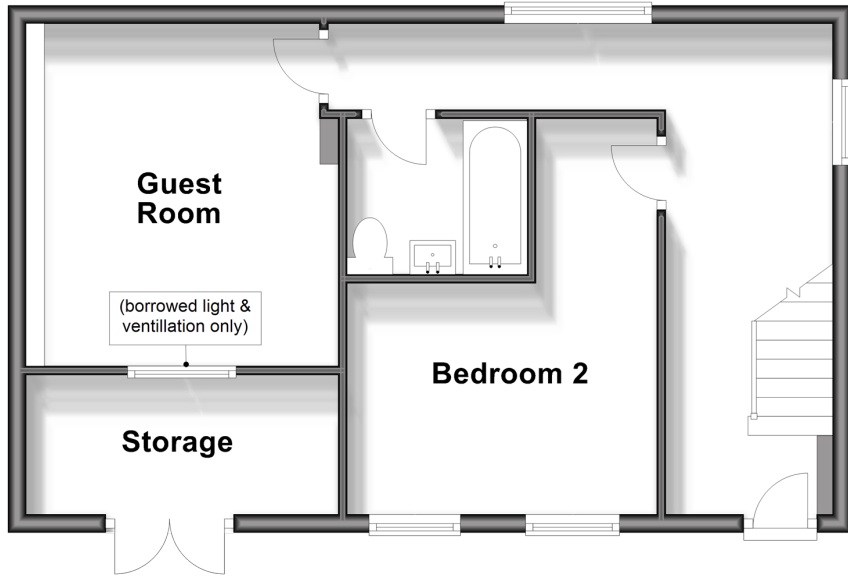
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**Charles Street, Herne  
Bay, Kent, CT6**

*Wards*  
Helping you move forwards

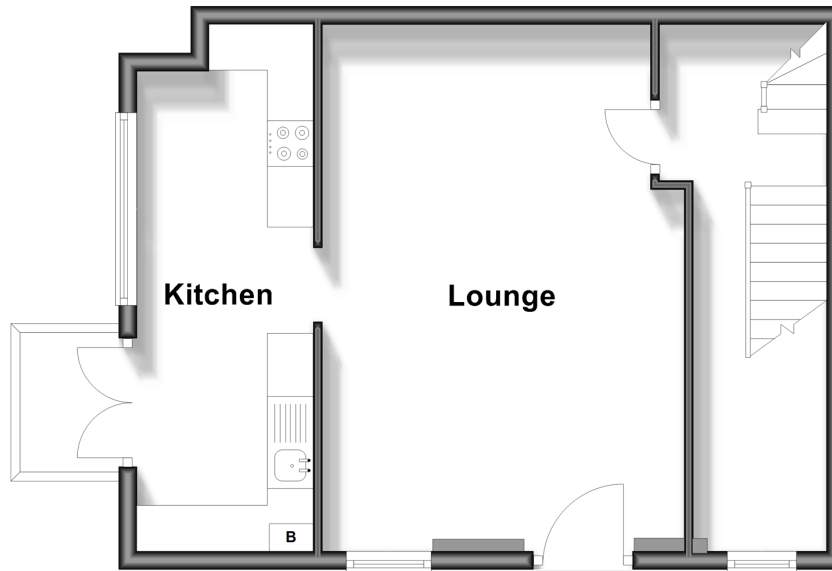
## Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



## Second Floor

Approx. 19.4 sq. metres (208.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 2: 12'3 x 11'2 (3.74m x 3.41m)

Bathroom

Guest Room: 14'2 x 11'6 (4.32m x 3.51m)

### FIRST FLOOR

Landing

Lounge: 18'5 x 12'5 (5.62m x 3.79m)

Kitchen: 18'6 x 6'5 (5.64m x 1.96m)

Balcony

### SECOND FLOOR

Landing

Bedroom 1: 12'5 x 12'3 (3.79m x 3.74m)

En-suite Shower Room





## Main features

- Incredible re-styled 2 bedroom house
- Arranged over 3 floors
- En-suite Shower Room
- East Cliff area of Herne Bay, close to the sea front
- Permit Parking available, vacant possession



### Nearest Schools

Primary Schools: Herne Bay Junior School 0.8 miles, Hampton Primary 2.1 miles, Herne C of E Junior School 2.2 miles

Secondary Schools: Herne Bay High School 2.3 miles



### Transport Information

Train Stations: Herne Bay 1.0 miles, Chestfield & Swalecliffe 3.6 miles, Whitstable 5.5 miles



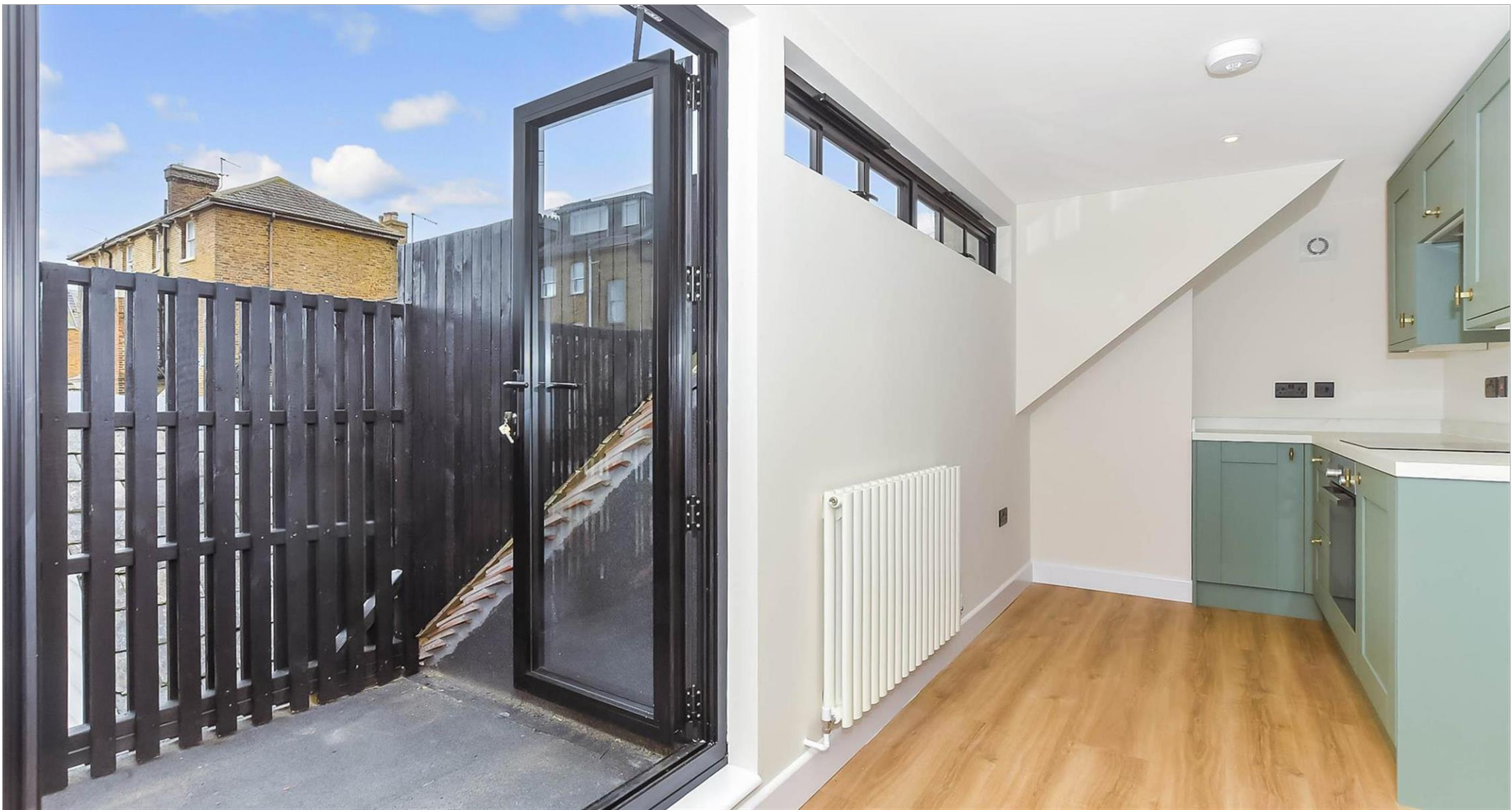
### Address

Charles Street, Herne Bay, Kent, CT6



### Directions

For directions to this property please contact us.



Call Herne Bay Branch 01227 361226 ■ [wardsofkent.co.uk](https://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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