



**OVER 60?**

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

**Price**

**£450,000**

**Freehold**

3x  2x  1x 

**Bognor Drive,  
Herne Bay, Kent, CT6**

*Wards*  
Helping you move forwards





## Main features

- Beautifully presented 1930s detached house
- Stunning extended dining area
- Large garage and driveway parking
- Deceptively spacious garden with workshop and extended patio area
- First floor bathroom and downstairs shower room.

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'1 x 12'6 (4.30m x 3.81m)

Kitchen: 17'8 x 12'2 (5.39m x 3.71m)

Dining Area: 14'6 x 10'5 (4.42m x 3.18m)

Shower Room

### FIRST FLOOR

Landing

Bathroom

Bedroom 2: 12'1 x 10'9 (3.69m x 3.28m)

Bedroom 1: 14'5 x 10'6 (4.40m x 3.20m)

Bedroom 3: 8'6 x 7'8 (2.59m x 2.34m)

### OUTSIDE

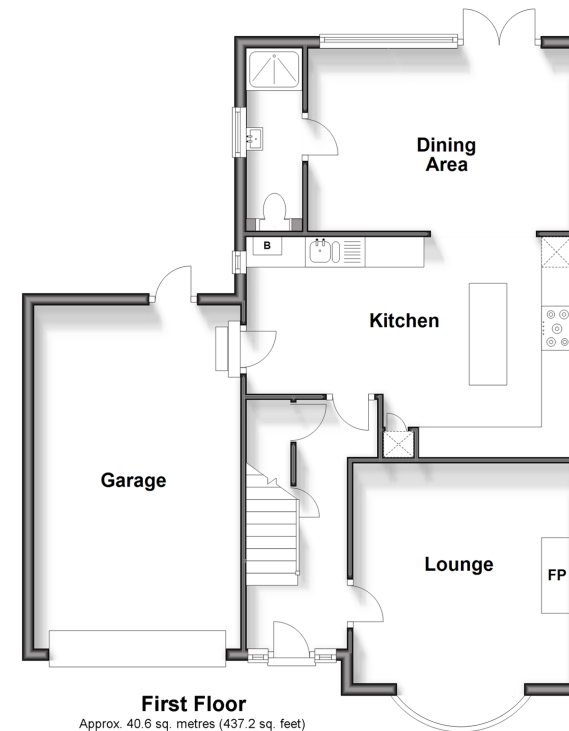
Garage

Driveway

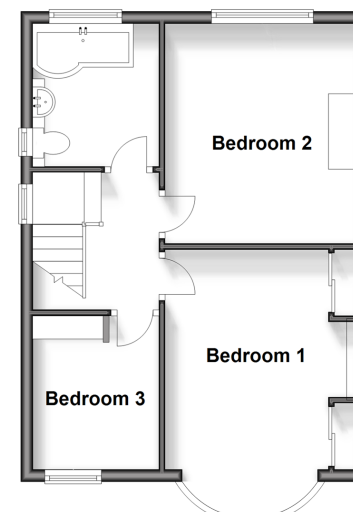
Front Garden

Rear Garden

**Ground Floor**  
Approx. 76.6 sq. metres (825.0 sq. feet)

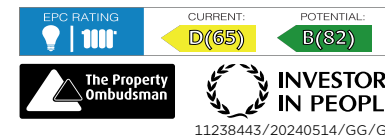


**First Floor**  
Approx. 40.6 sq. metres (437.2 sq. feet)



**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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