



28 High Street, Herne Bay, Kent, CT6 5LH



VERSATILE TERRACE TOWN HOUSE RECENTLY UNDERGONE WORKS TO CREATE FLATS . TO BE SOLD AS SEEN AS PART OF AN UNFINISHED PROJECT WITH ATTENTION NEEDED TO ALL THE WINDOWS . OFFERED ONLY AS ONE DWELLING ..CANNOT BE SPLIT ..NO FORWARD CHAIN. LOCATED IN THE ENTRANCE TO THE MAIN HIGH STREET JUST OFF THE SEA FRONT GAS CENTRAL HEATING TO THE BASEMENT ONLY AT PRESENT . VIEWING AVAILABLE

POA Freehold



Main steps up to entrance hall

Cupboards with consumer units

Ground Floor

Entrance hall

Front Room

12'9 into recess x 9'7 into bay window (3.89m into recess x 2.92m into bay window)
Double glazed bay window, Power points.

Middle Room

11'6 x 10'10 (3.51m x 3.30m)

Power points

Shower / WC (off middle room)

low level WC suite, Walk in Shower electric shower unit, Wash Basin

Kitchen

13' x 7'5 (3.96m x 2.26m)

Base units, Electric hob, Electric integral oven. Stainless steel sink. Power points,

Door off main hall to stairs to

Landing

Cupboard

Bedroom

11'8 x 12' (3.56m x 3.66m)

including en suite shower and WC Electric heating

Kitchen / Bedroom

5'4 x 11'10 (1.63m x 3.61m)

Stainless steel sink, base units, Electric oven and hob

Front Bedroom

14'3 into bay x 11'8 max width (4.34m into bay x 3.56m max width)

Power Points, Electric Heating,

External steps down to

Basement

Entrance lobby door to:

Entrance Hall

Front bedroom

14'5 into bay x 13' at widest (4.39m into bay x 3.96m at widest)

Radiator. power points

Bathroom WC

Paneled bath, Pedestal wash basin, low level WC, Radiator.

Reception Room

11'8 x 11'10 (3.56m x 3.61m)

Power points, Radiator. Archway to:



Kitchen

7'2 x 13' (2.18m x 3.96m)

Base units, Combi Boiler for Central Heating and Hot water, Stainless steel sink, Integral electric oven, Electric hob, Stainless steel extractor. Power points, Tiled floor,

Door to garden

Lawned rear garden south facing, approx 36' Deep. Pedestrian rear access.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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