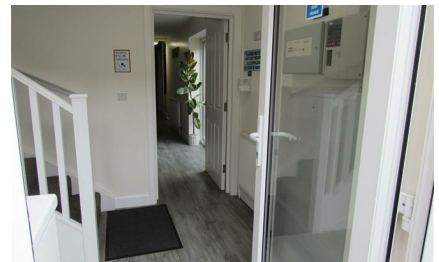




### 97a Central Parade, Herne Bay, Kent, CT6 5JJ



CENTRALLY LOCATED 3 STOREY (MARINE )PROPERTY FORMING THE SPACIOUS REAR WING SECTION OF A VICTORIAN TERRACE RESIDENCE . THIS 2/3 BEDROOM FLEXIBLE ACCOMMODATION SOUTH WING SECTION IS ACCESSED FROM MORTIMER STREET AND CENTRAL PARADE . BUT DOES NOT HAVE SEA VIEWS . OFFERS FULL HIGH SPECIFICATION ACCOMMODATION WITH FURNITURE AVAILABLE IF REQUIRED AND HAS RECENTLY BEEN EXTENDED TO CREATE OVER 780 SQUARE FEET OF LIVING SPACE . FULL DOUBLE GLAZING AND GAS CENTRAL HEATING . LIMITED REAR PARKING .. GOOD INCOME POTENTIAL OR OWNER OCCUPIER .....



**Offers In The Region Of £360,000 Leasehold**



### Enclosed Communal Entrance Porch

#### Communal Entrance Hall

Modern design hallway leading down to Front door to the main residence .

#### Reception Hall

12'3" x 9'10" (3.74m x 3.02m )

Built in storage cupboards ,

#### Lounge / Kitchen

18'6" x 9'10" (5.65m x 3.02m )

FULL SPECIFICATION AWAITED .....Double glazed patio doors to Courtyard

#### Rear Lobby /Study

Useful room with access to upper floors , double glazed doors to Courtyard leading to the Utility outbuilding .

#### First Floor

Landing with double glazed window

#### Bedroom with En Suite

18'6" x 9'10" (5.65m x 3.02m )

Power points , tv point , double glazed window , Luxury En -Suite Shower and wc

#### Second Floor Landing

Double glazed window

#### Bedroom with En Suite

18'6" x 9'10" (5.64m x 3.02m )

Power points , tv point , Luxury En Suite shower with w.c

#### Third Floor Landing

double glazed window

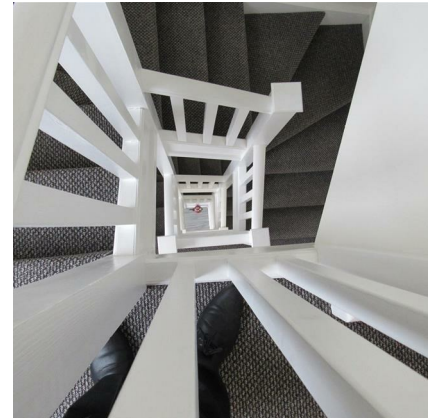
#### Bedroom with En Suite

18'6" x 9'10" (5.65m x 3.02m )

Power points , tv point , double glazed window ,Luxury En Suite Shower/wc

#### Outbuilding/Utility

Approached through the south facing Courtyard . Originally used as a Garage , now a fully functional Utility Room with W.C , door to external communal car parking area with privately owned garages .There is an allocated parking bay for this property approached through a limited width entrance off MORTIMER STREET



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
102 (91st)	102 (91st)	102 (91st)	102 (91st)
101 (90th)	101 (90th)	101 (90th)	101 (90th)
100 (89th)	100 (89th)	100 (89th)	100 (89th)
99 (88th)	99 (88th)	99 (88th)	99 (88th)
98 (87th)	98 (87th)	98 (87th)	98 (87th)
97 (86th)	97 (86th)	97 (86th)	97 (86th)
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95 (84th)	95 (84th)	95 (84th)	95 (84th)
94 (83rd)	94 (83rd)	94 (83rd)	94 (83rd)
93 (82nd)	93 (82nd)	93 (82nd)	93 (82nd)
92 (81st)	92 (81st)	92 (81st)	92 (81st)
91 (80th)	91 (80th)	91 (80th)	91 (80th)
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89 (78th)	89 (78th)	89 (78th)	89 (78th)
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87 (76th)	87 (76th)	87 (76th)	87 (76th)
86 (75th)	86 (75th)	86 (75th)	86 (75th)
85 (74th)	85 (74th)	85 (74th)	85 (74th)
84 (73rd)	84 (73rd)	84 (73rd)	84 (73rd)
83 (72nd)	83 (72nd)	83 (72nd)	83 (72nd)
82 (71st)	82 (71st)	82 (71st)	82 (71st)
81 (70th)	81 (70th)	81 (70th)	81 (70th)
80 (69th)	80 (69th)	80 (69th)	80 (69th)
79 (68th)	79 (68th)	79 (68th)	79 (68th)
78 (67th)	78 (67th)	78 (67th)	78 (67th)
77 (66th)	77 (66th)	77 (66th)	77 (66th)
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74 (63rd)	74 (63rd)	74 (63rd)	74 (63rd)
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56 (45th)	56 (45th)	56 (45th)	56 (45th)
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51 (40th)	51 (40th)	51 (40th)	51 (40th)
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47 (36th)	47 (36th)	47 (36th)	47 (36th)
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43 (32nd)	43 (32nd)	43 (32nd)	43 (32nd)
42 (31st)	42 (31st)	42 (31st)	42 (31st)
41 (30th)	41 (30th)	41 (30th)	41 (30th)
40 (29th)	40 (29th)	40 (29th)	40 (29th)
39 (28th)	39 (28th)	39 (28th)	39 (28th)
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37 (26th)	37 (26th)	37 (26th)	37 (26th)
36 (25th)	36 (25th)	36 (25th)	36 (25th)
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32 (21st)	32 (21st)	32 (21st)	32 (21st)
31 (20th)	31 (20th)	31 (20th)	31 (20th)
30 (19th)	30 (19th)	30 (19th)	30 (19th)
29 (18th)	29 (18th)	29 (18th)	29 (18th)
28 (17th)	28 (17th)	28 (17th)	28 (17th)
27 (16th)	27 (16th)	27 (16th)	27 (16th)
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23 (12th)	23 (12th)	23 (12th)	23 (12th)
22 (11th)	22 (11th)	22 (11th)	22 (11th)
21 (10th)	21 (10th)	21 (10th)	21 (10th)
20 (9th)	20 (9th)	20 (9th)	20 (9th)
19 (8th)	19 (8th)	19 (8th)	19 (8th)
18 (7th)	18 (7th)	18 (7th)	18 (7th)
17 (6th)	17 (6th)	17 (6th)	17 (6th)
16 (5th)	16 (5th)	16 (5th)	16 (5th)
15 (4th)	15 (4th)	15 (4th)	15 (4th)
14 (3rd)	14 (3rd)	14 (3rd)	14 (3rd)
13 (2nd)	13 (2nd)	13 (2nd)	13 (2nd)
12 (1st)	12 (1st)	12 (1st)	12 (1st)
11 (0th)	11 (0th)	11 (0th)	11 (0th)
10 (0th)	10 (0th)	10 (0th)	10 (0th)
9 (0th)	9 (0th)	9 (0th)	9 (0th)
8 (0th)	8 (0th)	8 (0th)	8 (0th)
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6 (0th)	6 (0th)	6 (0th)	6 (0th)
5 (0th)	5 (0th)	5 (0th)	5 (0th)
4 (0th)	4 (0th)	4 (0th)	4 (0th)
3 (0th)	3 (0th)	3 (0th)	3 (0th)
2 (0th)	2 (0th)	2 (0th)	2 (0th)
1 (0th)	1 (0th)	1 (0th)	1 (0th)
0 (0th)	0 (0th)	0 (0th)	0 (0th)