



101 Central Parade, Herne Bay, Kent, CT6 5JL



Wilbee and Son are pleased to offer this versatile period grade II marine residence located on the main sea front and facing directly opposite the sea with some coastal views especially from the first floor front lounge. Offered with no forward chain, the accommodation arranged over four floors allows any would be purchaser the chance to personalise the rooms on each floor level, possibly incorporating the current self contained lower ground flat into the main house. The original planning permission for 4 flats has expired. Two gas boilers serve the central heating & hot water systems. The property has rear parking accessed from Richmond Street, the drive is shared with 102 Central Parade.



Offers In The Region Of £785,000 Freehold



Steps Upto Entrance Porch

Entrance Hall

Front Reception Room

16'7" (into bay windows) x 14'11" (5.06 (into bay windows) x 4.56)

Sea views and sea front views. Fireplace. 2x radiators. Power points. Coving. Door to

Rear Reception Room

14'4" x 12'8" (4.39 x 3.87)

(South facing). Radiator. Power points. Steps down to

Inner Hall

Storage. Store room with boiler for gas central heating and hot water.

Bathroom/WC

7'10" x 7'6" (2.4 x 2.3)

Panelled bath. Vanity wash hand basin. Low level WC suite. Radiator.

Stairs to Level 1 (Rear)

Separate WC

Kitchen (South facing)

9'1" x 7'6" (2.78 x 2.3)

Cupboard with boiler for central heating and hot water. Base units and wall cupboards. Sink unit.

Stairs To Next 1st Floor Front Landing

Radiator.

Feature Lounge

16'10" max depth x 19'1" max width (5.14 max depth x 5.83 max width)

External coastal /sea front views. 3 large windows in bow. Marble surround fireplace (original working). Built-in dresser. Radiator. Power points. Chandelier.

Reception Room (South)

13'11" x 11'5" (4.26 x 3.5)

Built-in cupboard. Radiator. Power points. Water supply.

Stairs To Top Floor Landing

9'2" x 5'7" (2.8 x 1.71)

Front Bedoom

14'8" x 6'11" (4.48 x 2.13)

Radiator. Power points. Sea views.

Front Bedroom

18'8" x 11'10" (5.7 x 3.61)

Extensive sea views and coastal views. Fireplace. Radiator. Power points. Access to roof space.

Bathroom/WC

8'3" x 5'6" (2.53 x 1.7)

Panelled bath. Heated towel rail. Low level WC suite. Vanity wash basin.

Back Bedroom

12'9" max width x 8'3" (3.9 max width x 2.53)



OUTSIDE

Front Garden

Lawned area. Hose tap point.

Access To lower ground floor flat

Entrance Hall

Radiator. (Door to front room at present blocked).

Kitchen Area

19'4" x 5'10" (5.9 x 1.78)

Sink unit. Gas hob. Electric oven.

Cloakroom

Low level WC suite.

Bedroom

7'6" x 7'6" (approx) (2.3 x 2.3 (approx))

Radiator. Power points.

Front Reception Room

16'3" x 14'8" (4.96 x 4.49)

Fireplace (blocked at present).

Bathroom/WC

Panelled bath. Pedestal wash hand basin. radiator.

Rear Bedroom 2

11'9" x 9'3" (3.6 x 2.83)

Radiator. Power points. Cupboard with gas boiler for central heating and hot water.

Door To Courtyard (South facing)

Steps to car park area. Double wooden gates to shared driveway with 102 Central Parade only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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