



Flat 1 97 Central Parade, Herne Bay, Kent, CT6 5JJ



NEWLY CONVERTED 2023, high specification , well appointed ground floor flat with NEW 999 YEARS LEASE , located on the sea front facing the sea with restricted views , full gas central heating , double glazing . ideal for holiday home /Air bnb / investment . just off the town centre , offering 1 bedroom accommodation , carpets and floor coverings included , communal front garden area with seatingPLEASE NOTE THAT THE SPECIFICATIONS MAY ALTER DURING CONVERSION WORKS ,ESTIMATED COMPLETION MAY 2023... INTERNAL PHOTOS UNAVAILABLE AT PRESENT BUT FEEL FREE TO HAVE A SNEAKY PREVIEW

Offers In Excess Of £250,000 Leasehold



Communal Entrance Hall with door to flat 1

(Sea Facing) Lounge

14'6" into double glazed bay window x 11'8" avera (4.42m into double glazed bay window x 3.58m avera)
restricted sea views , sea front views , feature fireplace for visual purposes only , power points ,tv point ,radiator ,
folding doors to Bedroom

Bedroom

11'0" max width x 11'5" max depth (3.37m max width x 3.50m max depth)
radiator , power points, tv point, door to Shower/wc

Shower/wc

shower cubicle , pedestal washbasin , low level wc suite , heated towel rail

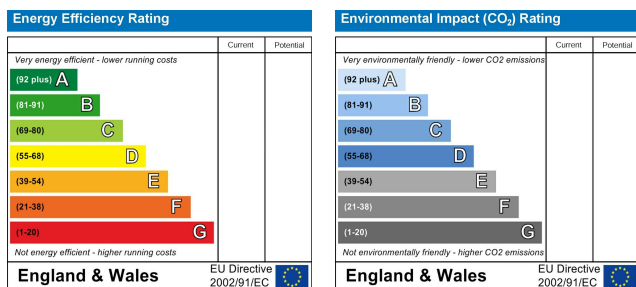
Stairs down to Inner Hall

Kitchen

17'4" max depth x 6'7" max width (5.3m max depth x 2.01m max width)
Range of base units , wall cupboards , recess for washing machine, stainless steel twin bowl sink unit with filtered
water tap , additional stainless steel circular bowl hand wash sink , range cooker with 5 burners , power points ,
extractor unit, gas boiler for central heating and hot water.

Communal Front Garden Area

Seating area with benches



Note:

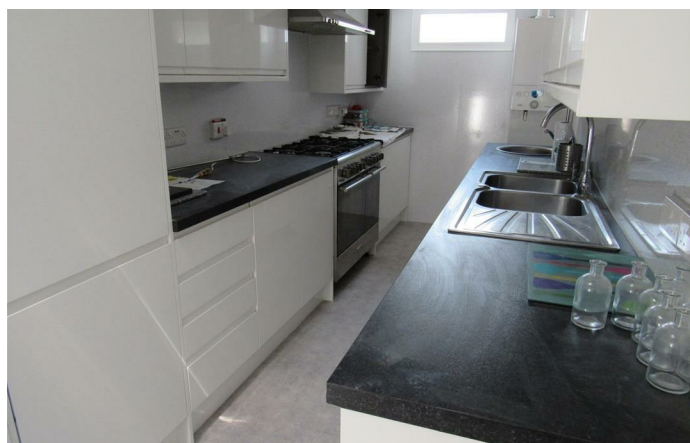
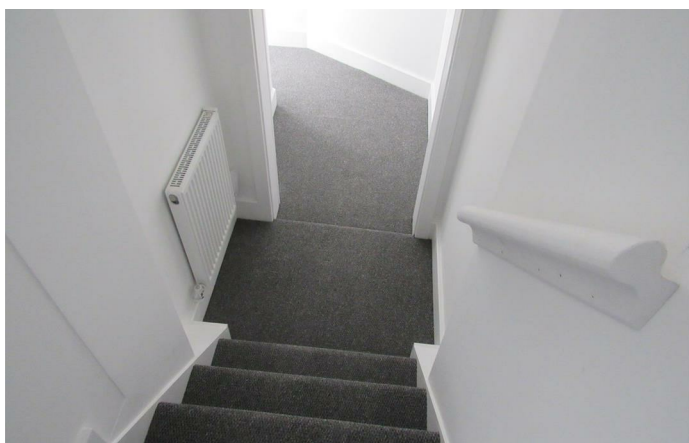
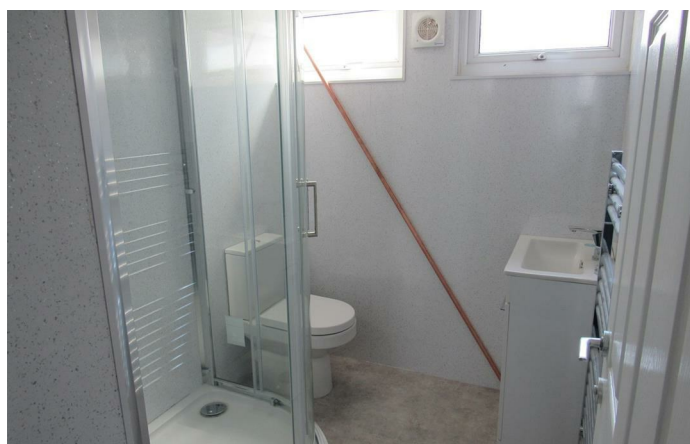
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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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