



## First Floor, 83 Carlton Hill, Herne Bay, Kent, CT6 8HP



SELF-CONTAINED 1 BEDROOM PURPOSE BUILT FIRST FLOOR (SHARED )FREEHOLD FLAT SET WITHIN A DETACHED 1930'S PROPERTY DIVIDED INTO 2 S/C FLATS . OFFERED WITH NO FORWARD CHAIN, LOCATED IN A POPULAR RESIDENTIAL AREA CLOSE TO HAMPTON SEA FRONT AND BUS ROUTE TO TOWN AND LOCAL SHOPS . DOES REQUIRE SOME UPDATING BUT HAS AMPLE OFF ROAD PARKING ON THE LEFT SIDE OF THE BUILDING AND A SOUTH FACING REAR GARDEN . DOUBLE GLAZED .GAS SUPPLY TO THE FLAT .KITCHEN RE-FITTED IN 2017/18 AND STILL LOOKS LIKE NEW ! .IDEAL FOR HOLIDAY HOME /FIRST TIME BUY .COUNCIL TAX BAND A .THIS FLAT IS RESPONSIBLE FOR THE ROOF . MAIN DRAINS ARE SHARED . BUILDINGS INSURANCE CURRENTLY WITH NATIONWIDE BUILDING SOCIETY ,THE POLICY IS NOT SHARED WITH THE GROUND FLOOR FLAT . WATER SUPPLY IS AT PRESENT NOT METERED AND ONLY ON ONE SUPPLY FOR THE WHOLE BUILDING , THERE ARE NO PLANS TO CHANGE THIS .

**Offers In The Region Of £185,000 Freehold**



## Entrance Porch

Stairs to self - contained first floor flat

## Entrance Lobby plus stairs to first floor

14 stairs to flat, double glazed side window on stairs , Landing area with access to insulated roof space.

## Kitchen (South Facing )

9'2" x 8'0" (2.81m x 2.45m )

Wickes model fitted in 2017 ,comprises of ceramic sink unit with mixer tap , soft close wall cupboards, and drawer unit , shelving in recess , base units ,carousel , built in shelving , built in cupboard housing consumer unit, gas meter , integrated washer/dryer ,Zanussi electric free standing cooker and hob , extractor hood , Beko fridge/freezer, power points, kickboard fan heater, power points with usb charger point

## Lounge (South facing)

13'1" max depth x 12'4" (4m max depth x 3.78m )

Brick fireplace with coal effect fire , gas point , power points , built in cupboard, double glazed window , telephone point, fitted cupboard , wall uprighters .

## Front Bedroom

12'3" x 10'0" (3.73m x 3.05m )

Power points, double glazed window .

## Bathroom/wc

7'11" max x 5'11" wide (2.42m max x 1.81m wide )

Panelled bath ,wall mounted Triton electric shower unit over , gas wall mounted boiler for hot water , pedestal washbasin, low level wc suite, storage base unit , , electric heated towel rail , wall fan heater.

## South West Facing Rear garden

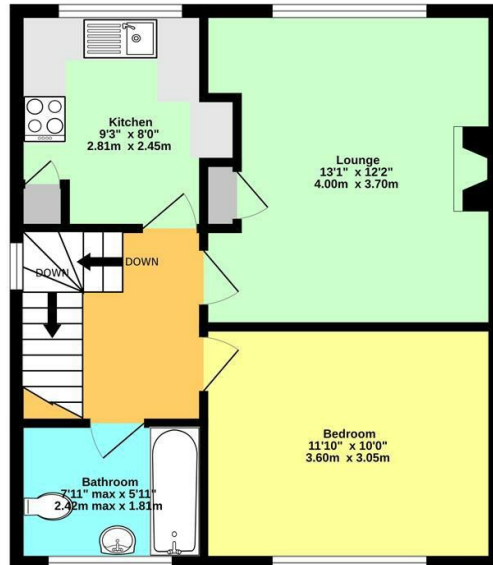
34'9" x 14'9" wide (10.6m x 4.5m wide )

Large shed at the rear( includes mobile BBQ ) handy composite decking area . plastic storage shed , side passage way with gate

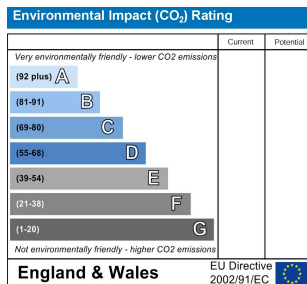
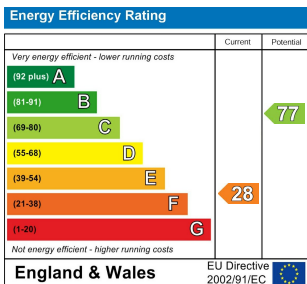
## Front Garden

16'11" x 13'1" wide (5.18m x 4m wide )

Made up as a Drive way for approx 2 cars ,triple low front gates , (side gate .)



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrage 0023



**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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority



