



### Residential East Cliff Parade, Herne Bay, CT6 5HU



A RARE OPPORTUNITY TO PURCHASE A SUNNY FREEHOLD CORNER BUILDING PLOT ON THE SEAFRONT WITH DIRECT ACCESS TO BEACH AT HERNE BAY WITH MULTIPLE BUILDING OPTIONS AVAILABLE .PREVIOUSLY PERMISSION WAS GRANTED FOR 1X DETACHED AND 2 X SEMI-DETACHED RESIDENTIAL PROPERTIES. CURRENTLY THE PERMISSION IS GRANTED AND VALID FOR 7 X DOUBLE BED EN- SUITE DETACHED HOUSE/RESIDENTIAL RETREAT ,WHICH MIGHT BE ALSO SUITABLE FOR EXCLUSIVE BEACH FRONT HOLIDAY LET....AS AN ALTERNATIVE AND SUBJECT TO PLANNING 4X2 BED FLATS MIGHT BE CONSIDERED ON FOOT PRINTS OF CURRENTLY APPROVED PLANS .. LOCATED ADJACENT TO SPRAY COTTAGE EAST CLIFF PARADE AND CORNERING CENTRAL PARADE AND BACKING ONTO BEACON HILL (THE DOWNS) THIS PLOT IS ALSO VERY CLOSE TO THE TOWN CENTRE .FACING DIRECTLY OPPOSITE THE NORTH SEA AND COASTAL PATHS DIRECTIONS TOWARDS RECVLER AND HAMPTON THIS PLOT WILL BE A GREAT INVESTMENT AND IS AVAILABLE FOR VIEWINGS AT YOUR OWN RISK . PLEASE NOTE THE OWNERSHIP OF THIS BUILDING SITE IS NOT CONNECTED TO THE OWNERS OF THE ADJACENT PROPERTY ..\*\*\*\*\*FINAL BIDS ARE NOW INVITED PLEASE FOR SUBMISSION TO THE VENDOR \*\*\*\*\*



**Offers In The Region Of £395,000 Freehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32 plus) A			
(31-31) B			
(29-30) C			
(25-28) D			
(23-24) E			
(21-22) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	