

5 High View Avenue, Herne Bay, Kent, CT6 8DG



VERY AND GENUINELY UNEXPECTEDLY ON THE MARKET ,SAME OWNER SINCE 2009, TO BE SOLD BY ONLINE AUCTION THROUGH THE HIGHLY SUCCESSFULL CLIVE EMSON AUCTIONEERS ON JUNE 12TH 2024 .THE PROPERTY REQUIRES CONSIDERABLE IMPROVEMENTS THROUGHOUT BUT HAS TREMENDOUS POTENTIAL .LOCATED IN A PLEASANT NO THROUGH ROAD IN ONE OF THE MOST POPULAR RESIDENTIAL AREAS IN HERNE BAY ON THE WEST SIDE OF TOWN JUST OFF WESTERN ESPLANADE AT HAMPTON BAY ...RARELY EVER AVAILABLE IN THIS ROAD TO UPDATE ..AMAZING SEA ,COASTAL AND COUNTRY VIEWS TO THE REAR AND OF COURSE THE EVER FAMOUS SUN SETS . THE PROPERTY IS CURRENTLY ARRANGED WITH THE 4 BEDROOM ACCOMMODATION SPLIT TO MAXIMISE THE VIEWS WITH THE LOUNGE LOCATED ON THE FIRST FLOOR . THERE IS ALSO SCOPE TO EXTEND INTO THE ROOF ,PLANS FOR THIS ARE NOW AVAILABLE FROM S.E.A.S ON 07515 353386 OR 01227 283100 OR IN THE LEGAL PACK .CONVERTING THE ROOF WOULD CREATE AMAZING PANORAMIC VIEWS ACROSS THE COAST . THE PROPERTY IS TO BE SOLD AS SEEN IN ITS CURRENT CONDITION .GAS CENTRAL HEATING .DOUBLE GLAZING. OFF ROAD PARKING WITH DEFUNCT GARAGE .PLEASE NOTE THAT ALL VIEWINGS CAN BE CARRIED BY US OR THE AUCTIONEERS BUT ANY OFFER (S) AND OR GENERAL CORRESPONDENCE IS TO BE CONDUCTED STRICTLY THROUGH THE AUCTIONEERS

Guide Price £480,000 Freehold





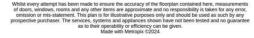
O1227 374010 property@wilbeeandson.co.uk

Ground Floor



1st Floor





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating
	Current	Potential	Current Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🔊
(81-91) B		80	(81-91)
(69-80)	69		(69-80) C
(55-68)			(55-68) D
(39-54)			(39-54)
(21-38)			(21-38)
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
	U Directiv 002/91/E0		England & Wales

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.

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