



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

WILBEE & SON



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Ground Floor



1st Floor



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 | |
| 69 | 80 |
| England & Wales | |
| EU Directive 2002/91/EC | |

| 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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