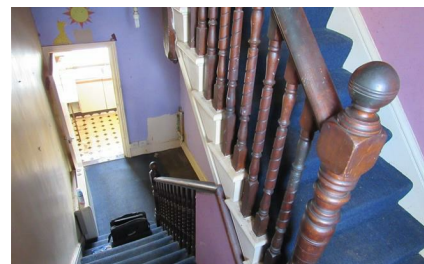
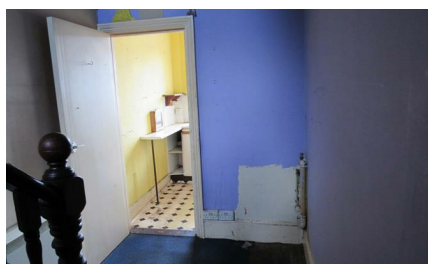




Flat 3 43 Beltinge Road, Herne Bay, CT6 6DA



VACANT SPLIT LEVEL TOP FLOOR FLAT in need of considerable updating but an ideal project for a first home or a holiday home . Tremendous scope for improving the whole of the existing accommodation. Located in a convenient east central position just off the town centre and sea front . ELECTRIC HEATING AND DOUBLE GLAZING.. GAS SUPPLY LOCATED IN THE BUILDINGPLEASE NOTE THERE IS NO GARDEN WITH THIS FLAT ALSO THE BALCONY SHOWN IN THE PHOTO CURRENTLY HAS NO DIRECT ACCESS , THE BAY WINDOW DOES NOT FORM PART OF THIS FLAT ONLY THE TOP WINDOWTHIRD SHARE OF FREEHOLD TITLE INCLUDED



Offers In The Region Of £125,000 Leasehold - Share of Freehold



Communal Stairs (from front door)

leading to flat

Landing

power points , storage heater

Kitchen Area (facing south)

6'7" x 6'1" (2.03m x 1.86m)

gas point, water and gas supply , window overlooking the balcony currently not accessible without alterations

Stairs to half landing

double glazed window with sea glimpses

Stairs to top landing

access to small roof void, fitted cupboard

Bedroom with small En- suite

12'9" x 9'2" (3.9m x 2.8m)

velux roof window with some sea views, storage heater , power points , shower/wc with double glazed window

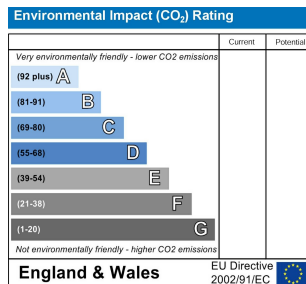
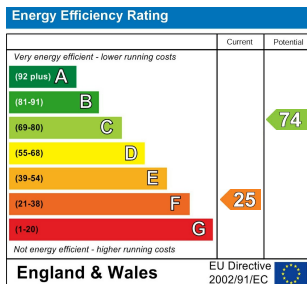
Front Lounge

19'1" max width x 15'1" max depth (5.84m max width x 4.6m max depth)

power points , sloping ceilings will affect the overall room size, power points, southerly view point



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 efficiency can be given. Made with Metropac CO22



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



