



### 33 Maxted Court Highfields View, Herne Bay, CT6 6UB



Nicely presented 1 bedroom semi detached bungalow located on a Sanctuary Housing Sheltered Home site built in 1983. Situate on the border of the village of Beltinge in a quiet cul -de- sac .Conveniently located close to the bus route for the town centre and sea front. Local shops close by .Offering Careline Alarm Security facilities with a residential manager on site (part time) .Designed for the over 60s and purchased on a 70%/30% shared ownership scheme . Service charge approx £200 per month .Off road parking ,electric heating ,double glazing. All prospective purchasers will be interviewed by the site manager before any purchase can be agreed Please also check with the House Manager for information on the site rules and regulations and current site charges etc .

**Offers Invited £159,500 Leasehold**



### Entrance Porch

### Entrance Hall

Quantam Dimplex storage heater , airing cupboard with hot tank and dual immersion heater .

### Kitchen

9'9" max x 7'10" max (2.99m max x 2.41m max )

Located at the front of the property , electric hob,, electric oven , fridge /freezer , extractor hood , ,washing machine ,wall cupboards ,power points , stainless steel sink unit, .

### Bathroom / wc

7'10" x 6'1" (2.39m x 1.87m )

Panelled bath with electric shower , pedestal washbasin , low level wc suite , electric wall heater ,

### Bedroom (rear)

12'4" x 9'4" (3.76m x 2.87m )

Electric panel heater , power points, built in wardrobe

### Lounge

14'6" x 9'10" wide (4.44m x 3m wide )

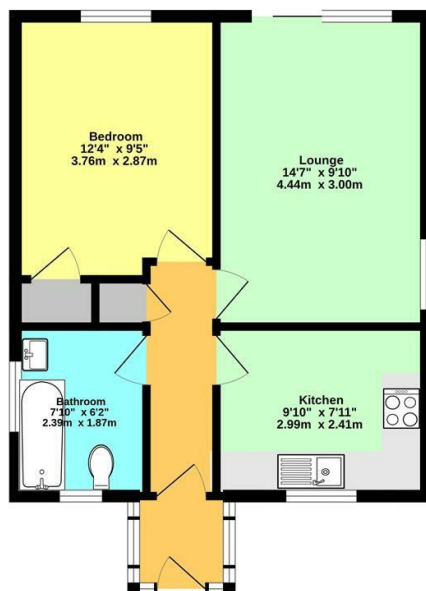
Side window, storage heater , double glazed door to rear garden , tv point ,power point .

### Rear & Side Garden

east /southerly aspect , lawned area ,side garden with gate ,hose tap. Plastic shed , patio .

### Front Garden

Parking area for 1 vehicle .



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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.  
Made with Metaplan (2002)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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





# WILBEE & SON



**01227 374010**

[property@wilbeeandson.co.uk](mailto:property@wilbeeandson.co.uk)