



### Flat 2, 43 Beltinge Road, Herne Bay, CT6 6DA



First floor spacious virtual freehold vacant flat .Centrally located very close to the sea front and town centre . Bus stop outside .Spacious accommodation with a south facing Lounge .Gas central heating .Requires some updating but offers light and airy rooms with high ceilings . Could be made into 2 bedrooms if required . PLEASE NOTE THE FLAT FOR SALE IS THE LEFT HAND SIDE PROPERTY ON THE FIRST FLOOR BUT THE BALCONY SHOWN DOES NOT BELONG TO THIS FLAT .....

### Offers In The Region Of £240,000 Leasehold - Share of Freehold



### **Communal Entrance Porch**

### **Communal Entrance Hall**

### **Stairs To First Floor Flat**

Extensive split level 'L' shaped hallway. Radiator. power points. Worcester boiler in cupboard for hot water and central heating.

### **Back Bedroom**

16'4" into bay x 11'10" (4.98m into bay x 3.62m)

Limited sea views. Power points. Radiator.

### **Bathroom/WC**

8'8" x 8'7" (excluding recess for wc) (2.66m x 2.64m (excluding recess for wc))

Low level WC suite. Panelled bath. Pedestal wash hand basin. Radiator. Access to roof space.

### **Kitchen**

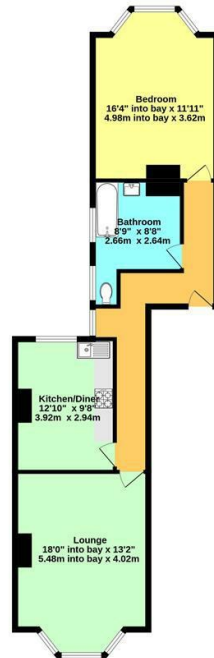
12'10" x 9'7" (ceiling height 10'1") (3.92m x 2.94m (ceiling height 3.08m))

Limited sea views. range of base units and wall cupboards. Radiator. Power points. Gas hob and oven.

### **Front South Facing Lounge**

17'11" x 13'2" into recess (ceiling height 10'1") (5.48m x 4.02 into recess (ceiling height 3.08m))

Radiator. Television point. Power points.



While 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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>

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>		
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(21-38) <b>F</b>		
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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.

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