



8 Central Parade, Herne Bay, Kent, CT6 5HT



Unique and rarely available Grade II listed interesting and nicely presented terraced marine residence set right on the promenade on the sea front with some sea facing windows and southerly sunny rear aspect. Within easy walking distance of the town centre and precinct.. Convenient for the sailing club and Kings Hall Theatre .Permit parking available from the local council. Set on 3 levels with 2 bathrooms and some working fireplaces. Gas central heating. Mainly double glazed . Tiered garden. NO FORWARD CHAIN.



Offers In Excess Of £550,000 Freehold



Entrance Lobby

Steps into property.

Lounge

14'7" x 12'8" (4.45m x 3.88m)

Sea views. Feature corner fireplace in use. Panelling to walls. Exposed floor boards. Delft rail. 2x Radiators. Television point. In recess deep storage cupboard with lighting and additional storage area. Steps to

Dining Room

12'5" x 14'4" (3.79m x 4.37m)

Feature fireplace. Multi fuel burner. Panelled walls and exposed brick wall. Exposed floor. range of base units and wall cupboards. Range cooker 5 burner. Storage cupboards. Pair of door to rear garden.

Kitchen

9'4" x 6'3" (2.87m x 1.91m)

Belfast sink with mixer tap. Drinking water tap. Shelving. Tiled floor. Washing machine/drier. Fridge freezer. Dishwasher. Worcester gas boiler in cupboard. Door to garden.

Stairs to Landing

Front Bedroom

12'9" x 15'5" (3.89m x 4.7m)

Corner fireplace (not in use). Sea views. Cast iron double glazed lead feature window. Radiator. Power points. Television point.

Bathroom/WC

Original cast iron slipper bath with mixer taps. Low level WC suite. heated towel rail. Tiling. Corner wash hand basin.

Shower/WC

10'9" x 7'6" (3.3m x 2.30m)

Large shower cubicle. Heated towel rail and radiator. Tiling. Pedestal washbasin.

Narrow Stair Case to 2nd Floor

Storage cupboard.

Front Bedroom

12'11" x 11'1" (3.94m x 3.38m)

Sea views. Feature fireplace (not in use). Power points. Radiator.

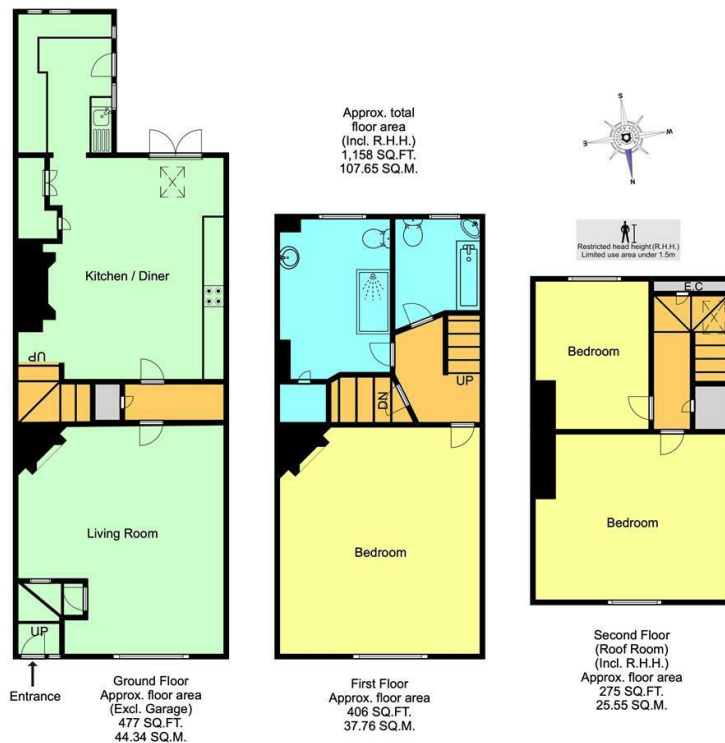
Back Bedroom (south)

9'9" x 7'10" (2.99m x 2.40m)

loft access with ladder ,insulated ..Tv point, radiator power points .

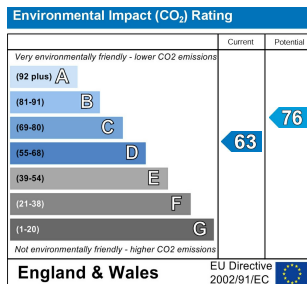
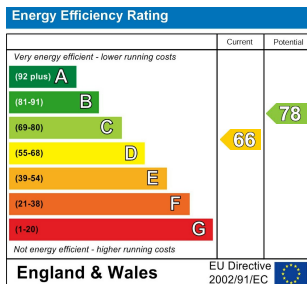
OUTSIDE

Steep terraced rear garden. Wood storage building to rear. 2 Pedestrian rear gates and side access.



Disclaimer
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Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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