



An orange sign for Zest homes sales &amp; lettings. The sign features the Zest homes logo and the text 'sales &amp; lettings'. At the bottom, there is a phone number '01297 519 291' and a website address 'www.zesthomes.co.uk'. The word 'SALE' is partially visible at the bottom.

**First Floor Flat 23 , Grafton Rise, Herne Bay, CT6 8LJ**  
**£235,000**



## First Floor Flat 23 , Grafton Rise, Herne Bay, CT6 8LJ £235,000

Are you looking for a spacious, stylish home with a perfect blend of comfort, convenience, and potential? Look no further! Presenting an exceptional opportunity to own a fantastic maisonette on Grafton Rise, Herne Bay, Kent. Whether you're looking for a spacious family home or a wise investment, this property has the potential to suit your needs.

Set over three floors, you are greeted with a spacious hallway on the ground floor with stairs leading to the first floor, where you're greeted by a spacious and inviting lounge area, ideal for relaxation and entertaining. The perfect space to unwind after a long day or host gatherings with family and friends.

The well-appointed kitchen is a hub for culinary creativity, offering the perfect canvas to prepare your favorite meals, offering ample worktop space and units.

This maisonette boasts three comfortable bedrooms, providing ample space for a growing family or a home office setup. There's room for everyone and everything! Step outside to discover your private garden, a peaceful retreat for gardening, enjoying the sunshine, or simply sipping your morning coffee. You can create your oasis of tranquility here!

While there's a shared drive for your convenience, there's even more room for potential expansion, offering space for both properties.

The lease extension is currently being renewed and will be complete with the sale.

## Description

### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

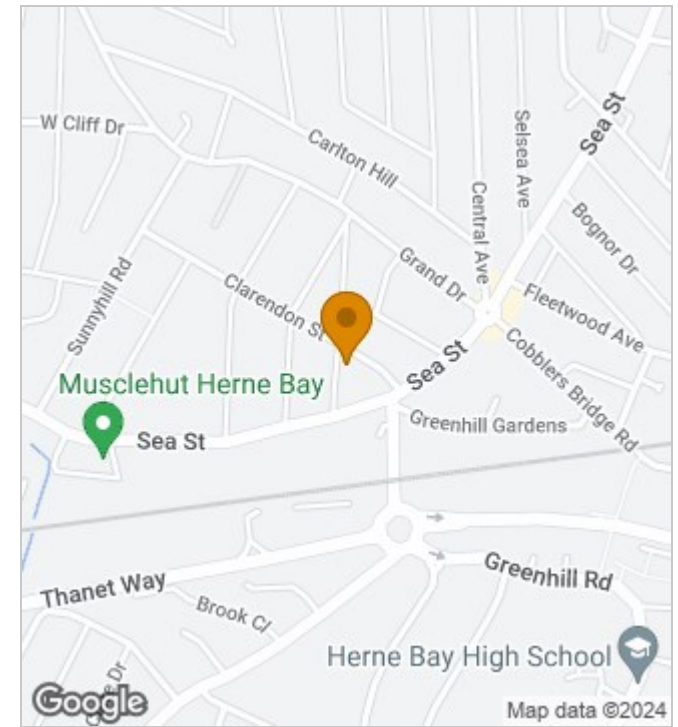
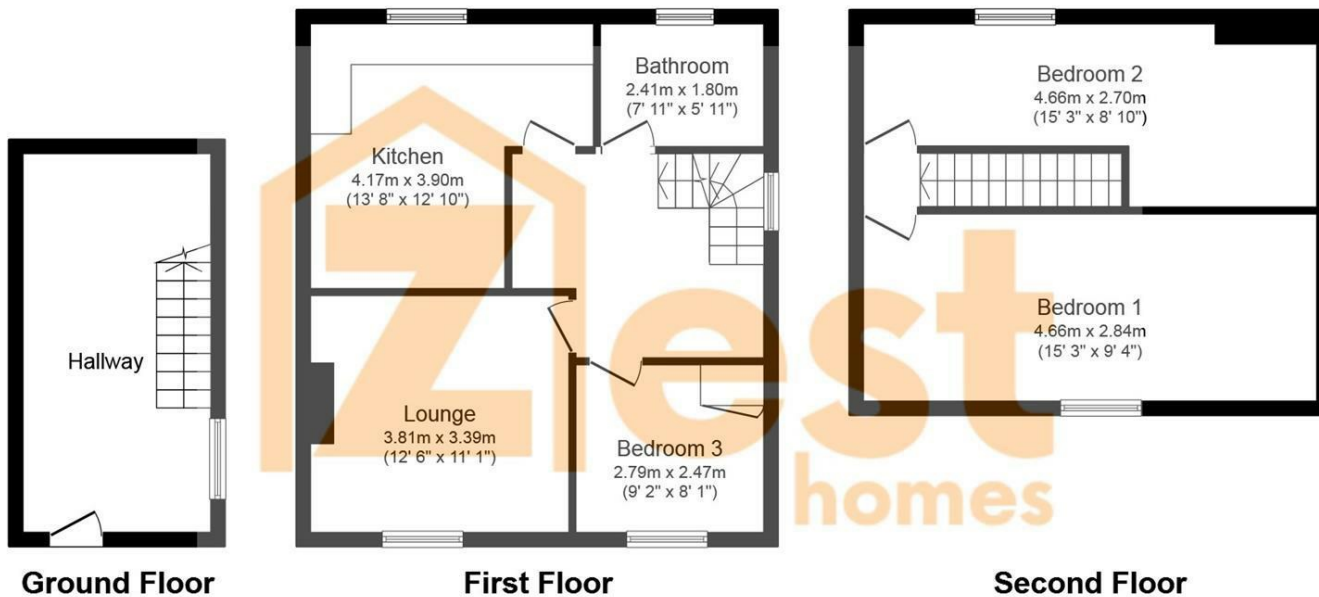
## Situation

Situated in the charming neighborhood of Grafton Rise, Herne Bay, you'll enjoy the perfect balance of serene suburban living with easy access to local amenities.

Herne Bay offers a range of schools, shops, restaurants, and beautiful beaches, ensuring that everything you need is within reach.

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





### 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>		<b>78</b>
(55-68) <b>D</b>	<b>53</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	

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 www.zesthomes.uk

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