



Flat 4, 9 St. Georges Terrace, Herne Bay, CT6 8RG
Offers in excess of £185,000



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Zest Homes is presenting an immaculate one-bedroom flat located on St Georges Terrace, Herne Bay. The property boasts a unique blend of classic and contemporary features, accentuating the charm of its Grade 1 Listed status. The interior design tastefully echoes the era of the building, adding to the property's allure. On entering the flat, you are welcomed by a generous reception room graced with a feature fireplace and high ceilings that lend an air of sophistication and spaciousness. Adjacent to the reception room is the kitchen, bathed in natural light, offering an inspiring culinary space with the bonus of stunning sea views. The property includes one comfortable double bedroom with built-in wardrobes, providing ample storage space. The bedroom exudes a sense of tranquillity, making it an ideal retreat after a long day. A well-appointed bathroom complements the overall layout of the flat. The property comes with a share of Freehold, adding an extra layer of value to your investment. With an EPC rating of C and falling within Council Tax Band A, the flat meets reasonable energy efficiency and affordability standards. The location of the property is another of its tremendous selling points. It is ideally situated with convenient access to public transport links and local amenities. Importantly, the property enjoys picturesque seaside and sunset views, adding a unique charm and a sense of tranquillity to your living experience. In summary, this flat offers a rare blend of classic elegance, modern comforts, and superb location, making it a highly desirable property on the market.

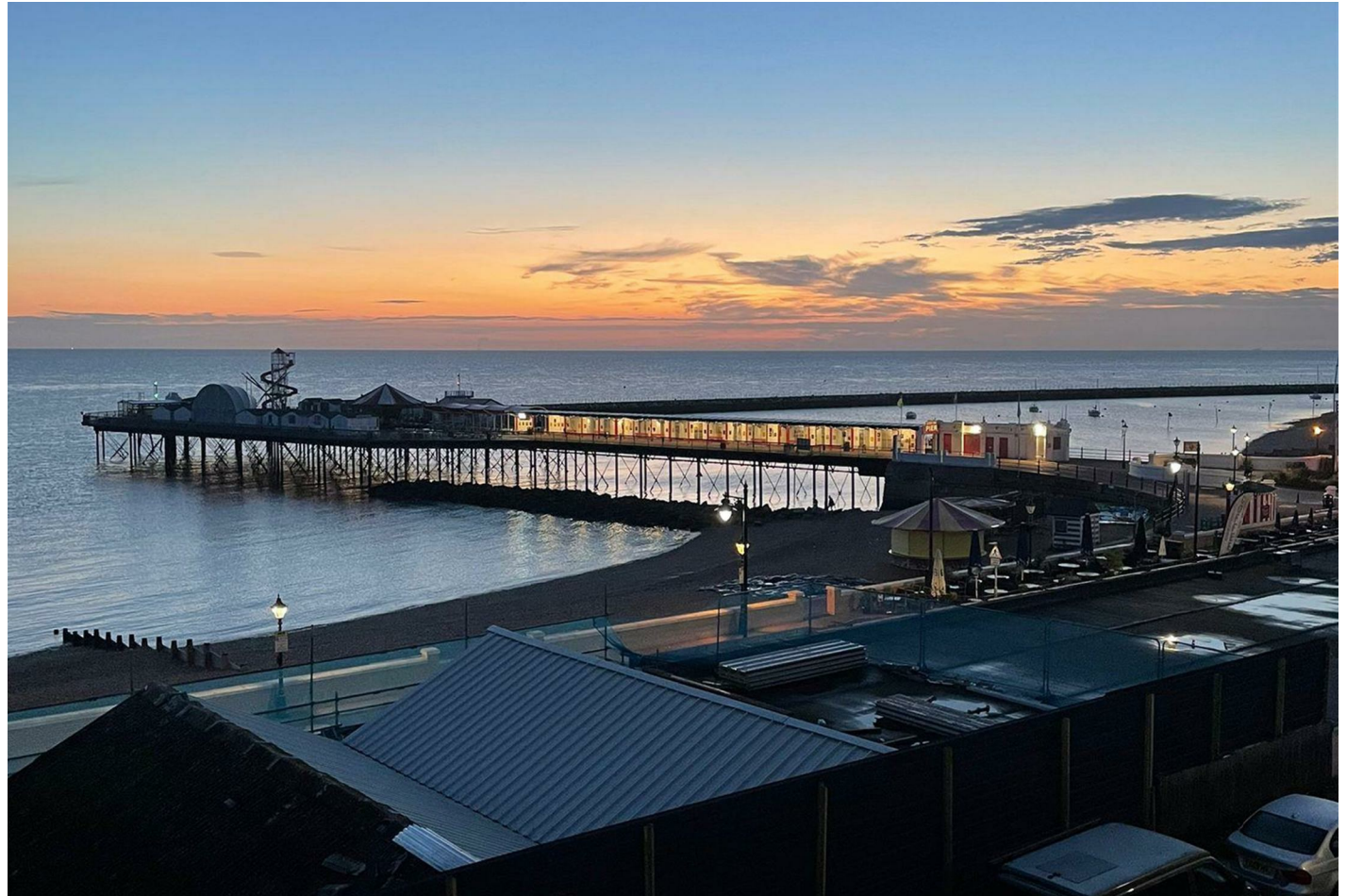
Description

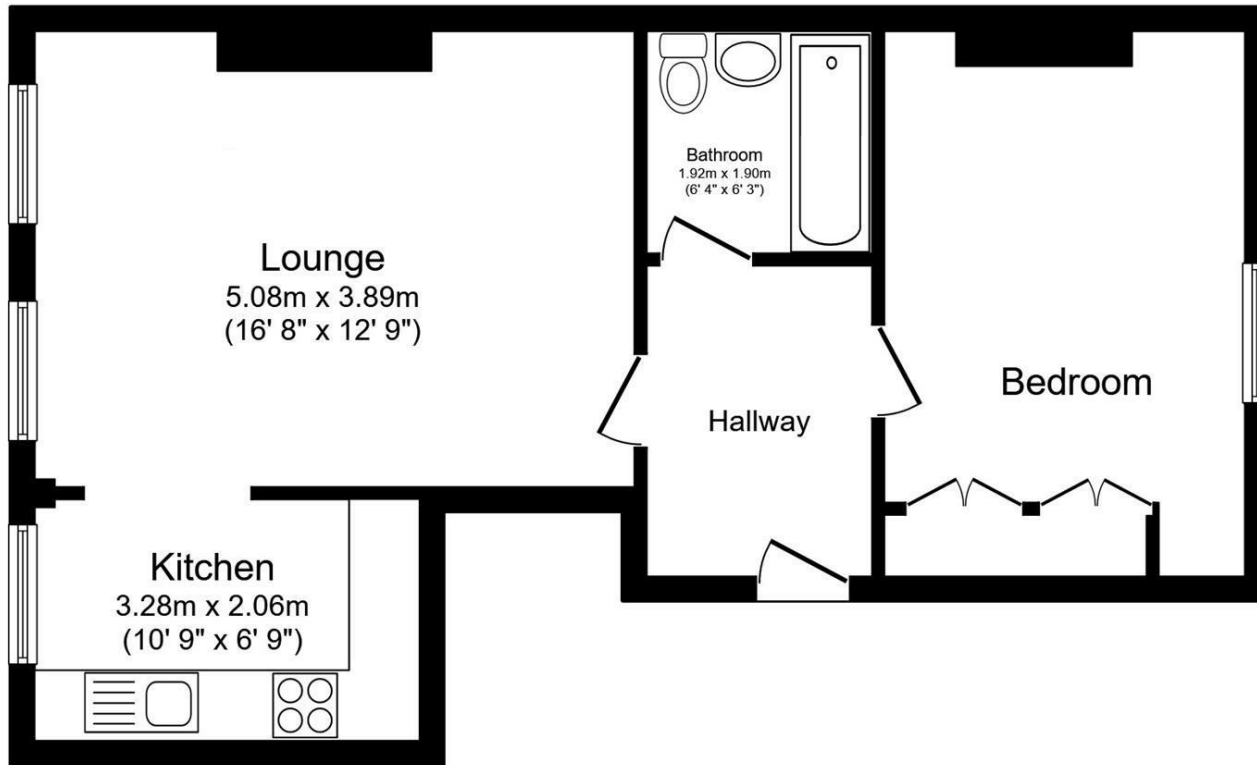
Agents Notes:

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

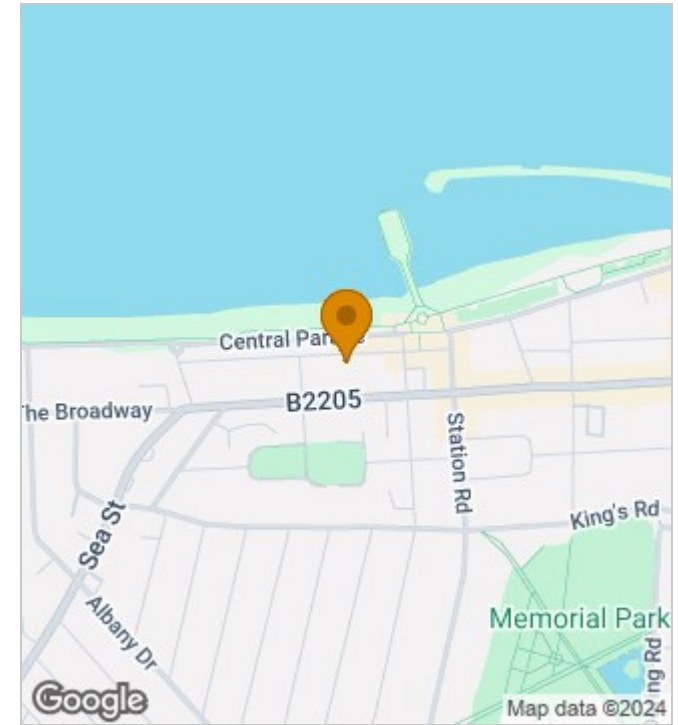
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, 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.





TOTAL: 51.0 m² (549 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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www.zesthomes.uk

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