



**Top Floor Flat 5, 1 St. Georges Terrace, Herne Bay, CT6 8RG**  
**Asking price £200,000**



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Experience coastal living at its finest in this stunning top-floor apartment located on St Georges Terrace, Herne Bay. Situated in a prestigious Grade I listed building, this property offers breathtaking, far-reaching sea views that can be enjoyed from the comfort of your own home.

The penthouse features three spacious bedrooms and an open-plan kitchen/lounge area, providing an ideal layout for modern living. The large sash windows not only flood the space with natural light but also frame the incredible coastal vistas, creating a serene and picturesque atmosphere. The modern kitchen is thoughtfully designed, combining functionality with style.

A contemporary fitted bathroom completes the interior, ensuring comfort and convenience for its residents. With 981 years remaining on the lease, this property offers long-term security and peace of mind.

This penthouse, sold with no onward chain, is a rare opportunity to acquire a piece of Herne Bay's heritage. It perfectly blends historic charm with modern luxury. The direct sea views, coupled with the elegance of a Grade I listed building, make this property truly unique.

Whether you're seeking a coastal retreat or a prestigious primary residence, this penthouse delivers on all fronts. Don't miss out on making this exceptional property your new home, where every day can begin with the soothing sight of the sea.

Lease 999 years from 1st June 2006 - 981 Years remaining on Lease  
Ground Rent £200 per annum  
Service Charge Approx £60 per Month including buildings insurance.  
EPC E  
Council Tax Band A

## Description

Agents Notes:

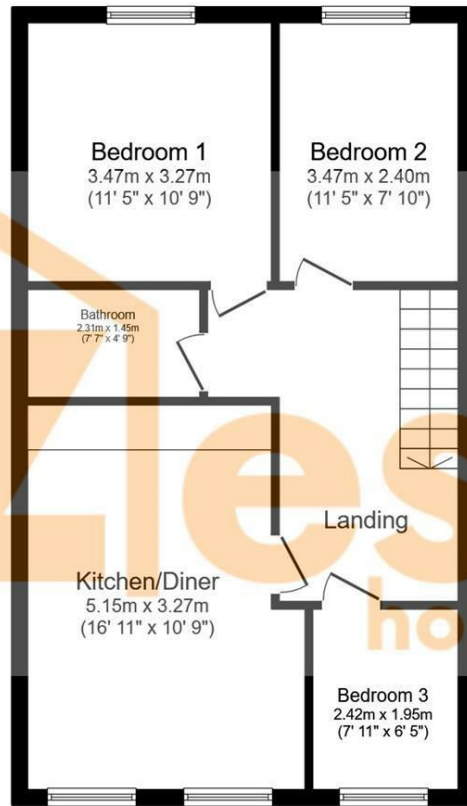
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not 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.

For a free no obligation valuation of your property please contact the number quoted on the property brochure.

## Situation

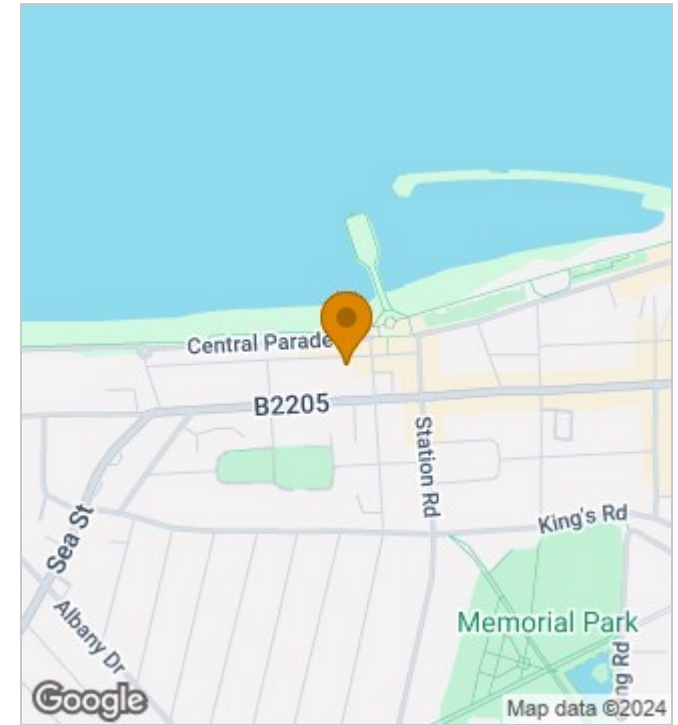
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral,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





**Floor Plan**

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



**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>53</b>	<b>67</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP  
 Tel: 01227 949291 | Email: sales@zesthomes.uk  
 www.zesthomes.uk

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