



43 Chislet Court Pier Avenue, Herne Bay, CT6 8PD
£140,000



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1-Bedroom Retirement Flat for Sale – Chislet Court, Pier Avenue, Herne Bay (For Over 60s Only)

Located in the sought-after Chislet Court development, this well-presented one-bedroom flat offers comfortable and independent retirement living in the heart of Herne Bay. Designed for residents aged 60 and over, this bright and inviting home provides a perfect balance of privacy and community living.

The spacious living room is flooded with natural light, creating a warm and welcoming atmosphere, while the property benefits from a well-equipped kitchen, a good-sized bedroom, and a modern bathroom. The communal areas include a residents' lounge, guest suite, conservatory, and well-maintained gardens, fostering a friendly and social environment.

Situated just a short stroll from local amenities, the seafront, and the town centre, this property offers both convenience and tranquility. With 64 years remaining on the lease, a service charge and ground rent apply.

Don't miss this opportunity to join a vibrant and supportive retirement community in one of Kent's most charming coastal towns. Contact us today for more details or to arrange a viewing!

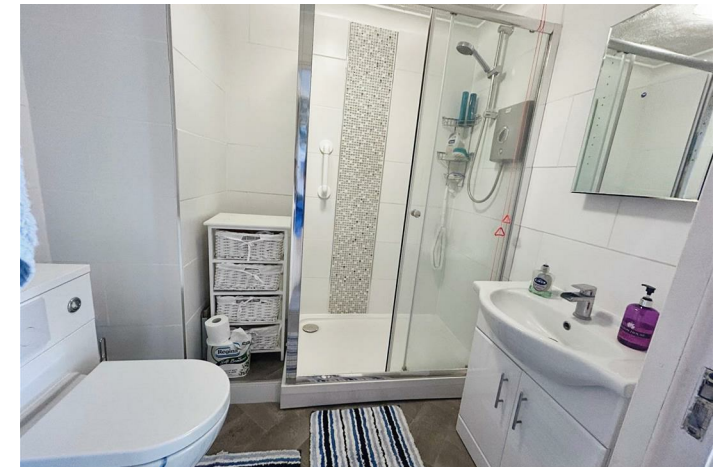
Description

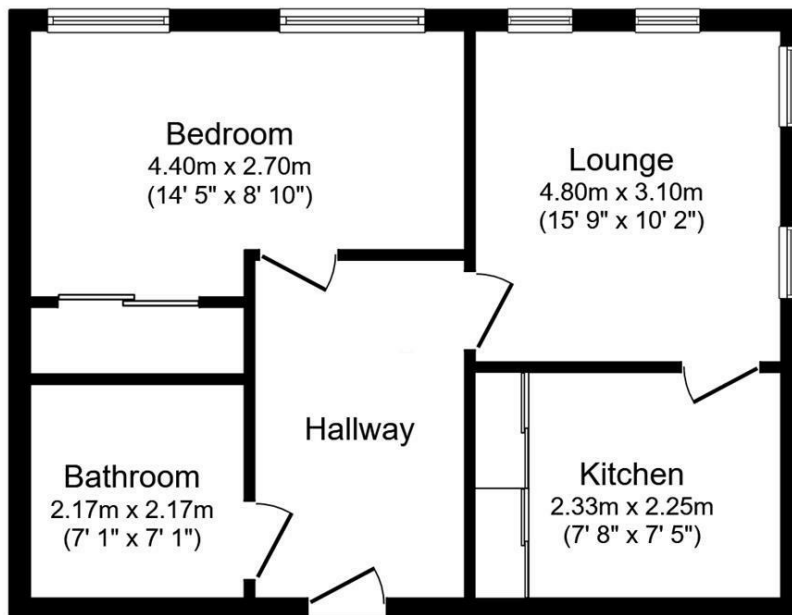
Agents Notes:

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 before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot 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 holds 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.

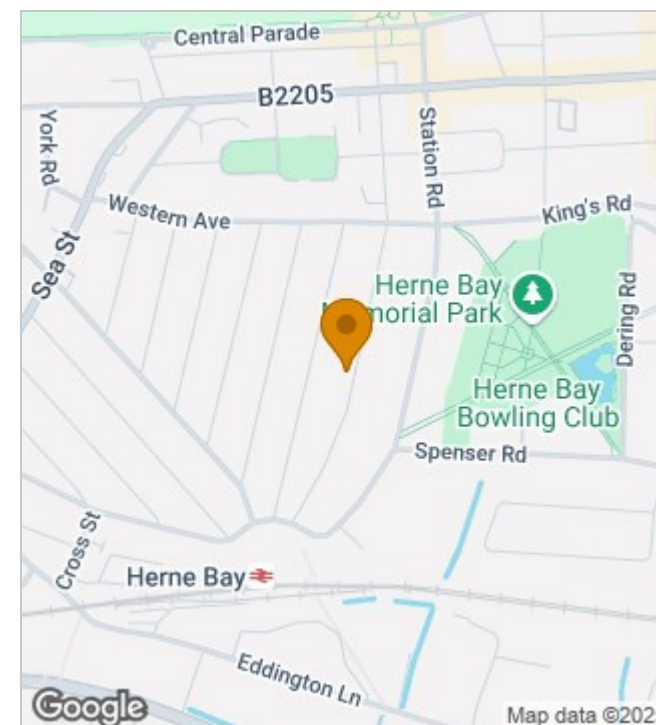




Floor Plan
Floor area 43.7 m² (470 sq.ft.)

TOTAL: 43.7 m² (470 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](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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