



Sea Street | | Herne Bay | CT6 8SP

**£1,000 Per month**



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Machin Lane are thrilled to be able to offer for rent, this two bedroom, first floor flat in Sea Street, Herne Bay, located only a short stroll away from the beach, local amenities, shops and Railway Station. The flat features a well-proportioned reception room with bay window to front, providing a welcoming space for relaxation and entertaining. Two bedrooms, modern kitchen and bathroom. Also benefits from double glazing and gas fired central heating. Available now!

A refundable holding deposit is required to reserve a property at one week's rent and this is calculated by multiplying the monthly rent by twelve and divide by fifty two. This is to reserve a property. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). With agreement, the holding deposit can be credited against the first months rent due upon successful referencing and agreed move in.

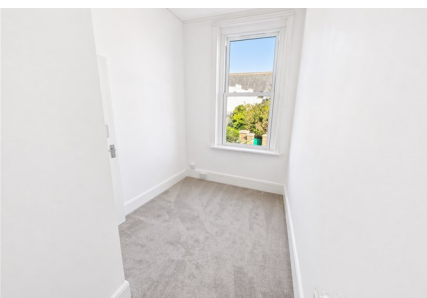
- TWO BEDROOM FIRST FLOOR FLAT
- WALKING DISTANCE TO SEA FRONT
- CLOSE TO RAILWAY STATION
- ONE RECEPTION ROOM
- COUNCIL TAX BAND A
- AVAILABLE NOW
- 1 WEEK HOLDING DEPOSIT £230.76 ( Rentx12/52)
- 5 WEEK DEPOSIT £230.76 ( Rentx12/52)

### Living Room

13'8" x 12'8" (4.17m x 3.87m)

This bright living room is generously sized, featuring a large bay window that fills the space with natural light and provides a lovely view outward. The neutral tones of the carpet and walls create a fresh and inviting atmosphere, complemented by a classic fireplace as a charming focal point. Built-in shelving on either side of the fireplace offers stylish and practical display space, adding character to the room.





## **Kitchen**

12'0" x 7'11" (3.65m x 2.40m)

The kitchen is well appointed with modern white cabinetry and a sleek black tiled splashback that contrasts beautifully with the dark wood-effect flooring. It benefits from a good amount of work surface and an integrated oven and hob, with a large window allowing ample daylight to brighten the space. The layout provides a practical and efficient workspace.

## **Bedroom 1**

11'6" x 10'10" (3.50m x 3.30m)

This bedroom is bright and spacious, featuring a large window that overlooks the outside, allowing plenty of natural light in. The light carpet and white walls create a calm and restful environment, with enough space to accommodate essential bedroom furniture comfortably.

## **Bedroom 2**

11'11" x 6'11" (3.64m x 2.10m)

A smaller double bedroom with a large window providing natural light and views to the outside. The room is neutrally decorated with light carpeting and white walls, offering a quiet and cosy space suitable for various uses.

## **Bathroom**

7'3" x 4'11" (2.20m x 1.50m)

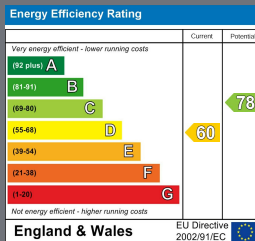
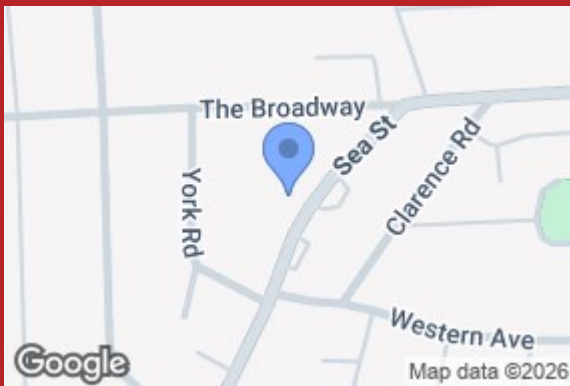
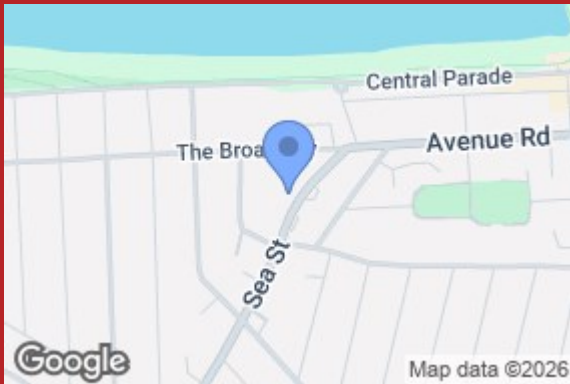
The bathroom is fitted with a white sink, toilet, and a bath with tiled surround. The space is clean and practical, with wood-effect flooring adding warmth to the otherwise white tiled walls. A frosted window allows natural light while maintaining privacy.

## **Client Money Protection**

MACHIN LANE LTD - CLIENT MONEY PROTECTION  
NUMBER C0141304

## **Property Redress Scheme**

REDRESS SCHEME - THE PROPERTY OMBUDSMAN-  
MEMBERSHIP NUMBER T09116



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