



Beacon Road, Herne Bay, CT6 6DH

£250,000

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

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KEY FEATURES

- Ground Floor Flat
- Two Bedrooms
- Large Rear Garden
- Great Central Location
- Close To Seafront & Town Centre
- Well Presented Throughout
- Modern Kitchen & Bathroom

TENURE Share of Freehold

COUNCIL TAX Band B

EPC RATING D (66)





About this home

Situated in a highly convenient central location on Beacon Road, this well-presented ground-floor flat is within easy reach of Herne Bay's seafront and bustling town centre. The property offers spacious and versatile accommodation, a good-sized rear garden and the added benefit of being sold with a share of the freehold.

To the front is the main bedroom, a generous double featuring a bay window that fills the room with natural light. The second bedroom is positioned just behind and is also a good-sized double, with direct access to the rear garden. Please note that the current owners have arranged the property as a one-bedroom home with two reception rooms, demonstrating the flexibility of the layout.

At the centre of the flat is a comfortable lounge, which also has a door opening onto the garden. Just off the lounge is a modern kitchen, with a useful utility area located behind it. Completing the accommodation is a contemporary bathroom situated at the rear of the property.

Outside, the flat benefits from a good-sized private rear garden, providing an excellent space for relaxing, entertaining or outdoor dining.

Herne Bay is a popular coastal town known for its long seafront, historic clock tower, pier, independent shops, cafés and restaurants.

Nearby attractions include Herne Bay Memorial Park, the Downs and Reculver Towers, while the town's railway station provides connections towards London, Canterbury and the surrounding Kent coast. This appealing property would make an excellent first home, coastal retreat or investment purchase.

Lounge: 3.15m × 3.34m (10'4" × 10'11")

Kitchen: 3.18m × 2.41m (10'5" × 7'11")

Bedroom One: 4.85m × 3.83m (15'11" × 12'7")

Bedroom Two: 3.64m × 3.27m (11'11" × 10'9")

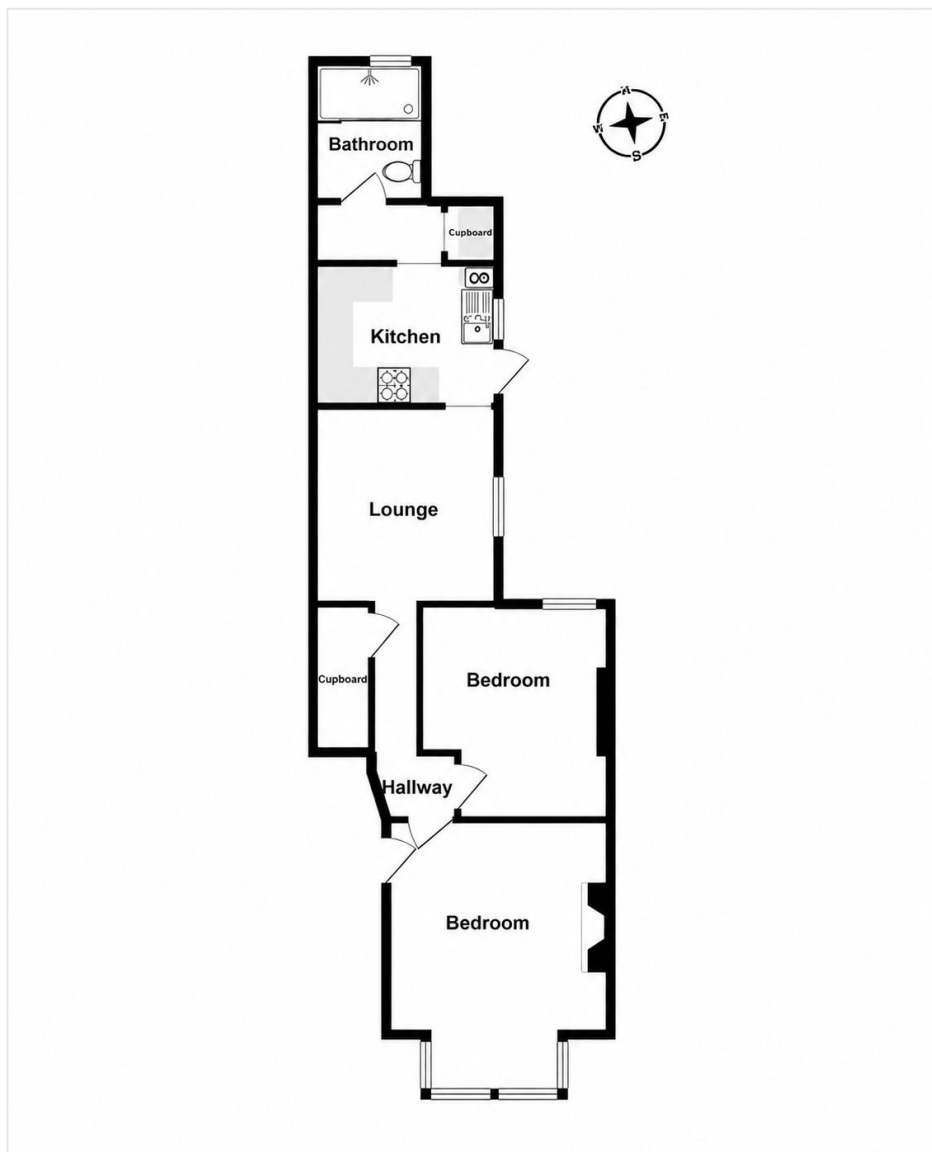
Shower Room: 2.41m × 1.92m (7'11" × 6'4")

Lease We understand from the seller(s) the lease is for 163 years from 1988. We understand from the seller(s) the ground rent is £0 and the maintenance is Pay As You Go.









Key information



APPROX. FLOOR AREA
667 sq ft (62 sq m)



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D (66)



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Band B



TENURE
Share of Freehold



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