

Flat C, 1 East Street, Herne Bay, CT6 5HN

Offers over £130,000









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Charming One Bedroom First Floor Flat – East Street, Herne Bay

Situated in a prime coastal position on East Street, this delightful one bedroom first floor flat offers the perfect blend of seaside living and convenience. Just a stone's throw from the seafront, the property enjoys attractive sea views from the living room window, creating a light and relaxing atmosphere.

The flat is ideally located within a short stroll of The Ship, a popular spot to enjoy a bite to eat or simply soak up the sun with a drink while overlooking the sea. Herne Bay's vibrant seafront, local amenities and transport links are all easily accessible, making this an ideal home, weekend retreat or investment opportunity.

Internally, the accommodation comprises a well-proportioned living room with sea views, a fitted kitchen, modern bathroom, and a generous double bedroom featuring an attractive bay window that enhances the sense of space and natural light.

The property is offered for sale with vacant possession and benefits from a share of freehold, with approximately 154 years remaining on the lease, providing long-term peace of mind.

A wonderful opportunity to secure a charming coastal home in a sought-after location. Early viewing is highly recommended.

Description

Tenure Leasehold with a Share of Freehold
Lease Term 162 years from 25 March 2018
Lease Start Date 25 Mar 2180
Lease Term Remaining 154 years

No Ground rent or service charge
All flats split the costs of building insurance and maintenance.

Lounge
12'5" x 12'2"

Kitchen
8'8" x 7'11"

LOFT ACCESS - Excellent Storage

Shower Room
8'5" x 7'8"

Bedroom
11'7" x 11'5"

EPC Rating E

Council Tax A

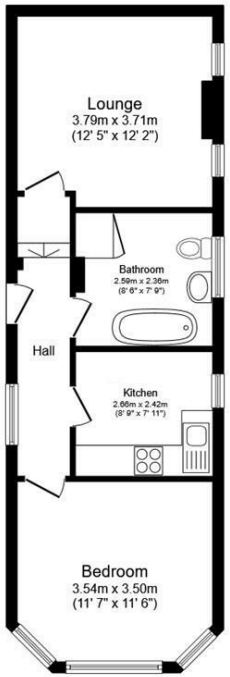
Location
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury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

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.







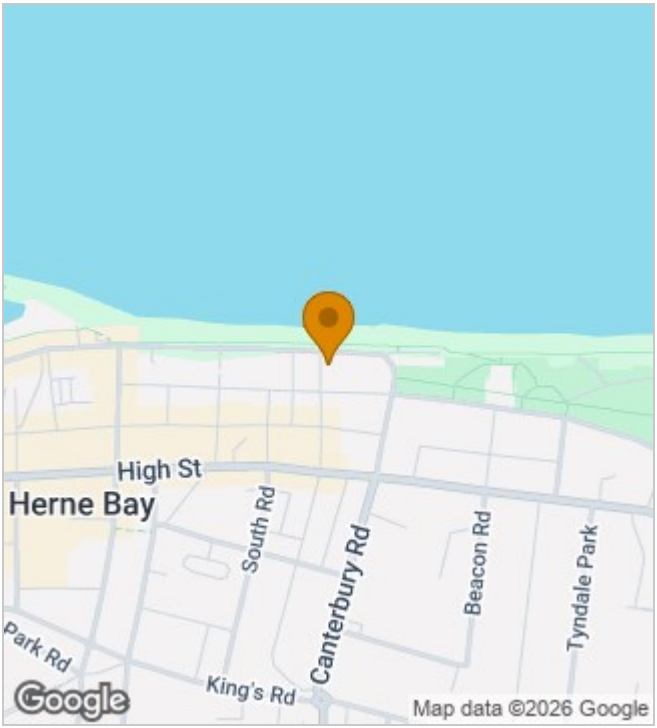


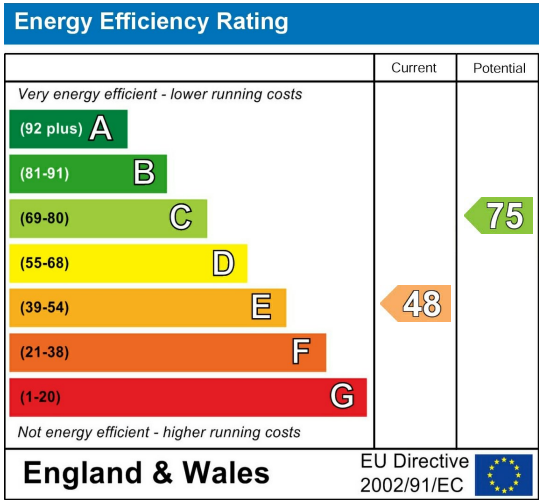
Floor Plan

Floor area 46.9 sq.m. (505 sq.ft.)

Total floor area: 46.9 sq.m. (505 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





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