



2a Cavendish Road, Herne Bay, CT6 5BA
£140,000



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A rare opportunity to purchase a spacious ground-floor period flat with a private rear garden, new 999-year lease plus share of the freehold and no onward chain. Offering generous rooms, a large kitchen/diner, private outside space in a superb central Herne Bay location, this is a highly versatile ideal first home, a coastal retreat second-home, or a downsizing opportunity.

A particular advantage is the ownership structure. With a brand-new 999-year lease, no ground rent and a share of the freehold, there is no distant landlord or third-party management company. Ownership of the freehold is shared with just one other property – the flat above – providing greater control over the building and future costs.

Inside, the generous lounge measures approximately 14'2" x 12' and features a bay window allowing plenty of natural light. The well-proportioned double bedroom comfortably accommodates a full bedroom suite. To the rear is an impressive 15'5" x 10'2" kitchen/dining room, offering ample space for a dining table and making it ideal for everyday living and entertaining. This leads to a rear lobby with a useful larder cupboard, providing valuable additional storage. A spacious shower room, approximately 10'4" x 6'1", completes the accommodation.

Outside, the private rear garden is a real highlight – perfect for morning coffee, entertaining, gardening or simply relaxing outdoors. It is also particularly appealing for pet owners, with the lease being pet-friendly.

The combination of ground-floor living, generous room sizes, private garden and excellent tenure makes this an unusually attractive proposition.

Cavendish Road is ideally positioned for Herne Bay town centre, seafront, independent shops, cafés, pubs and restaurants, with the wider Kent coast and countryside also within easy reach.

No onward chain– viewing is highly recommended.

Description

EPC Rating D

Council Tax B

Tenure: Leasehold with Share of Freehold

The share of freehold will be granted upon completion of both flats.

Service Charge will be split with upstairs flat.

No ground rent due payable

Lounge

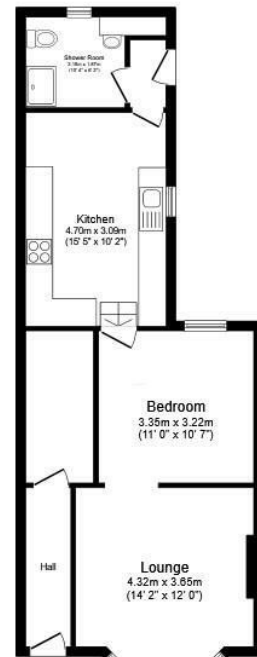
14'2 x 12'



Bedroom

11' x 10'7"

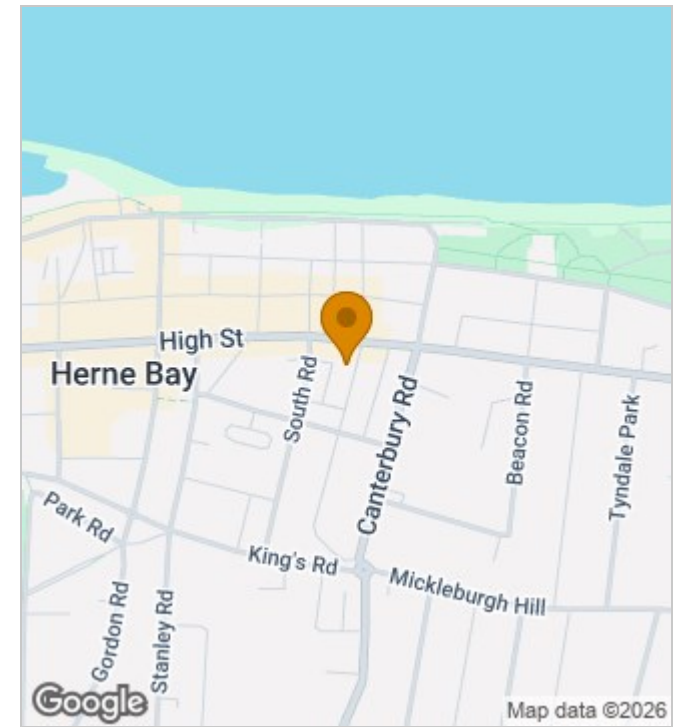




Floor Plan
Floor area 57.2 sq.m. (616 sq.ft.)

Total floor area: 57.2 sq.m. (616 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



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		
	57	69
England & Wales	EU Directive 2002/91/EC	

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