**22/24 Mortimer Street, Herne Bay, CT6 5PH**

**£165,000**

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Positioned on the ever-convenient Mortimer Street, just moments from Herne Bay's charming seafront and vibrant town centre, this beautifully reimagined split-level apartment offers an exceptional blend of contemporary design, versatility, and coastal lifestyle appeal.

Accessed via its own private entrance, the property has been thoughtfully transformed into a stylish and sophisticated home, with carefully curated interiors that maximise both light and space. At the heart of the apartment is an impressive open-plan living environment, seamlessly combining the lounge and kitchen to create a sociable yet elegant setting for modern living. A charming snug area provides the perfect retreat for quieter moments—whether curling up with a book, enjoying a film, or simply unwinding at the end of the day.

The accommodation offers two well-proportioned bedrooms, beautifully illuminated by an abundance of natural light from both traditional windows and Velux skylights, creating an uplifting sense of space throughout. A sleek contemporary bathroom serves the home, while an additional highly versatile room offers flexibility to suit a variety of lifestyles—ideal as a home office, dressing room, hobby space, or occasional guest area.

Offered to the market with no onward chain, this is a superb turnkey opportunity for buyers seeking an effortless move, whether as a stylish coastal residence, weekend retreat, or a smart addition to an investment portfolio.

A distinctive home in a highly desirable location, perfectly placed to enjoy the very best of Herne Bay living.

# Description

Lounge/ Kitchen
19'4 x 12'10

Bedroom 1
10'8 x 8'10

Bedroom 2
11'8 x 7'1

Shower room
11'10 x 3'7

Covenants
The Title includes Covenants (promises) to do or not do things at the property. The Property Lawyer should check this. It may impact buyer's use and choice of lender.

Tenure - Leasehold 125 Years - 87 Years remaining

Council Tax Band TBC

EPC Rating C

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.

Floorplan Clause
Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

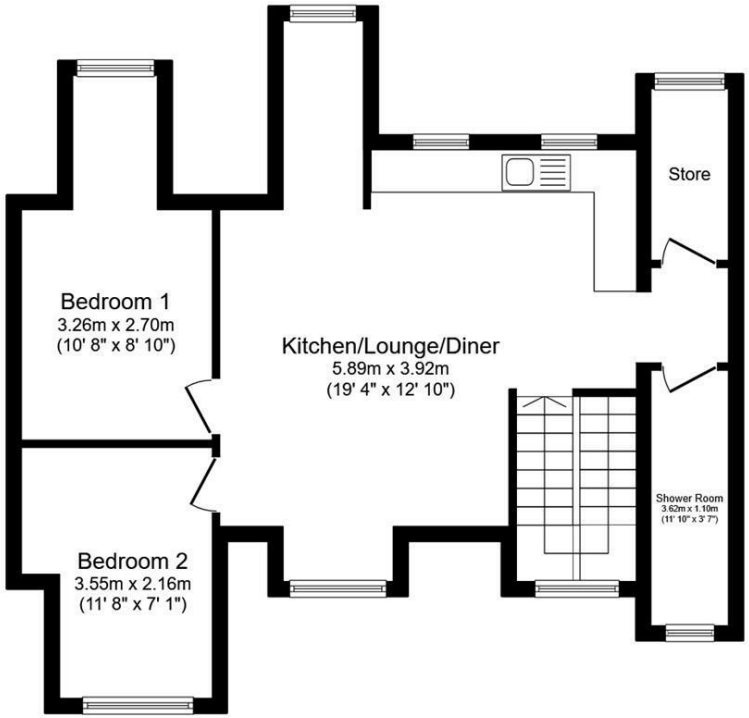
Location
Nestled on Kent's picturesque north coast, Herne Bay offers the charm of a traditional seaside town combined with the ease of modern living. Just over 90 minutes from London by train, with excellent connections via the A299 and M2, Herne Bay provides an ideal balance: the tranquillity of the coast with swift access to the capital and beyond.

A Vibrant Seafront Lifestyle
The seafront is the town's crown jewel – a sweeping promenade lined with colourful beach huts, expansive shingle beaches, and uninterrupted sea views. Residents enjoy invigorating morning walks along the pier, leisurely afternoons on the beach, and golden sunsets across the bay. For those with an active lifestyle, sailing, paddleboarding, and cycling along the coastal trails are on the doorstep.

Dining & Social Experiences
Herne Bay has evolved into a hub of sophisticated seaside dining. From elegant seafood restaurants serving the day's catch to stylish cafés and wine bars perfect for evening gatherings, the town offers a growing collection of culinary highlights. Local bistros and family-run establishments sit alongside contemporary eateries, creating a dining scene as diverse as it is refined.

Things to See & Do
Life in Herne Bay is steeped in heritage and leisure. Explore the iconic clock tower, one of the oldest purpose-built seaside landmarks in the UK, or Reculver Towers. Boutique shops, art galleries, and weekly markets bring a sense of community vibrancy, while nearby Whitstable and Canterbury offer further opportunities for further Boutiques and High Street shopping.

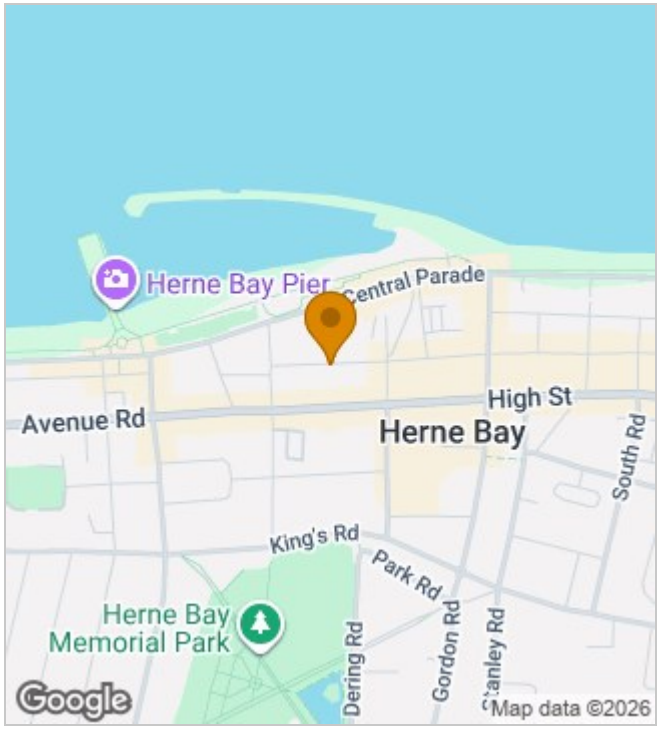
The Essence of Seaside Living
Herne Bay embodies coastal living at its finest – a blend of relaxation, recreation, and refinement. With the sea at the heart of daily life and London within easy reach, it's the perfect location for those seeking a stylish seaside retreat without compromising on connectivity or convenience.




Floor Plan

Total floor area: 65.2 sq.m. (702 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 | 77 | 83 |
| (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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