



Sea Street | Herne Bay | CT6 8SP

£175,000



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Nestled in the charming coastal town of Herne Bay, this delightful purpose-built flat on Sea Street offers a perfect blend of comfort and convenience. Spanning an impressive 667 square feet, this property is ideal for individuals or couples seeking a serene seaside lifestyle.

The flat features a well-proportioned reception room, providing a welcoming space for relaxation and entertaining. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is equipped with essential amenities for your daily needs.

Built in 1900, this property boasts a characterful charm that reflects its historical roots, while still offering the modern comforts expected in contemporary living. The location is particularly appealing, with the

- 2-bedroom conversion-built flat
- Built in 1900s
- Good condition throughout
- 1 reception room
- Located on Sea Street
- 667 sq ft of living space
- Double glazing
- Close to Herne Bay station
- Modern bathroom
- Viewing recommended

**Living Room**

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

**Kitchen**

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

**Bedroom 1**

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

**Bedroom 2**

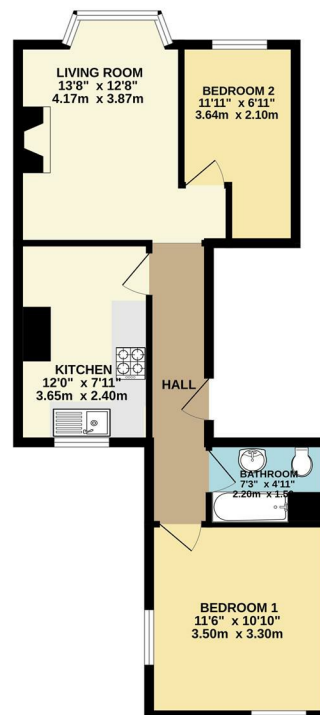
11'11" x 6'11" (3.64m x 2.10m)

**Bathroom**

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



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA - 508 sq.ft. (47.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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