

KE



GFF, 56 South Road, Herne Bay, CT6 5AT

£235,000

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This beautifully presented two-bedroom split-level ground floor flat, offering a unique blend of character and contemporary living. This home boasts a stunning private rear garden, perfect for relaxing, entertaining, or enjoying alfresco dining during the warmer months. Inside, the flat features a spacious and light-filled living area, a well-appointed kitchen, two generous bedrooms, and modern bathroom facilities, all thoughtfully arranged over two levels to maximise space and comfort. Ideally situated close to local amenities, excellent transport links, and green open spaces, this exceptional property combines the best of indoor-outdoor living.



Council Tax Band: B



GROUND FLOOR

Hallway

Bedroom One

15'6 x 12'4

Bedroom Two

12'6 x 10'2

Split Level

Kitchen/Lounge-Diner

22'7 x 10'

Utility Area

Bathroom

OUTSIDE

Rear Garden

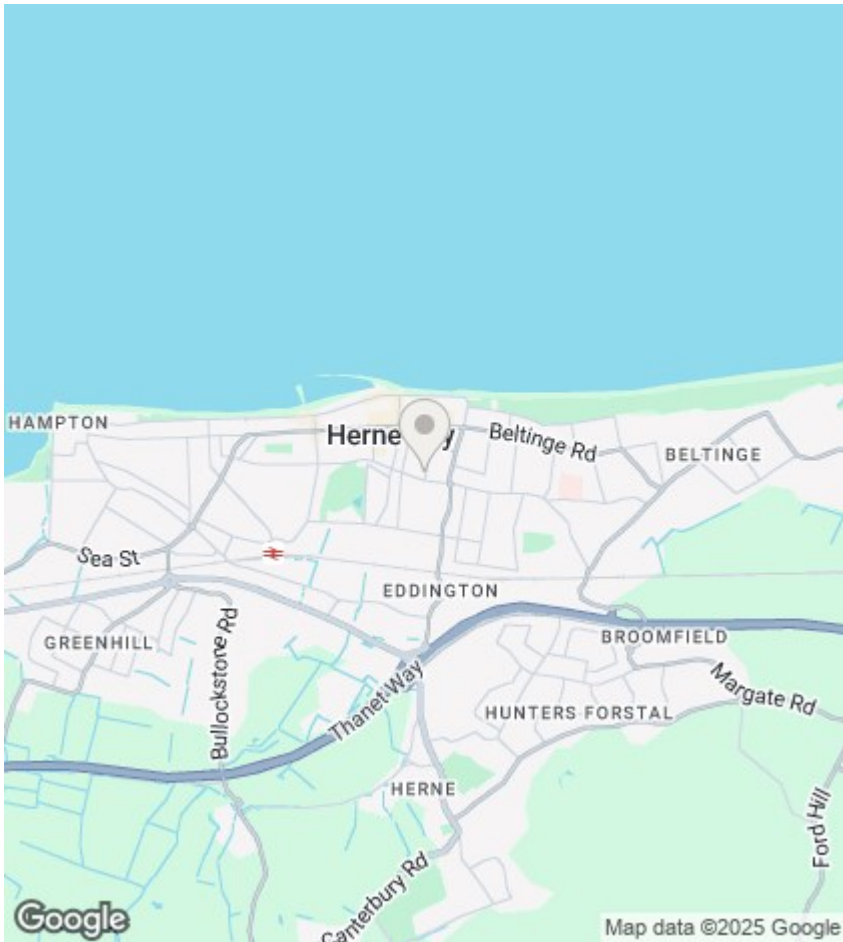
Lease Information

We have been informed by the sellers that there is 153 years left on the lease.

£50 a year for maintenance charges.

Council Tax Band B

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



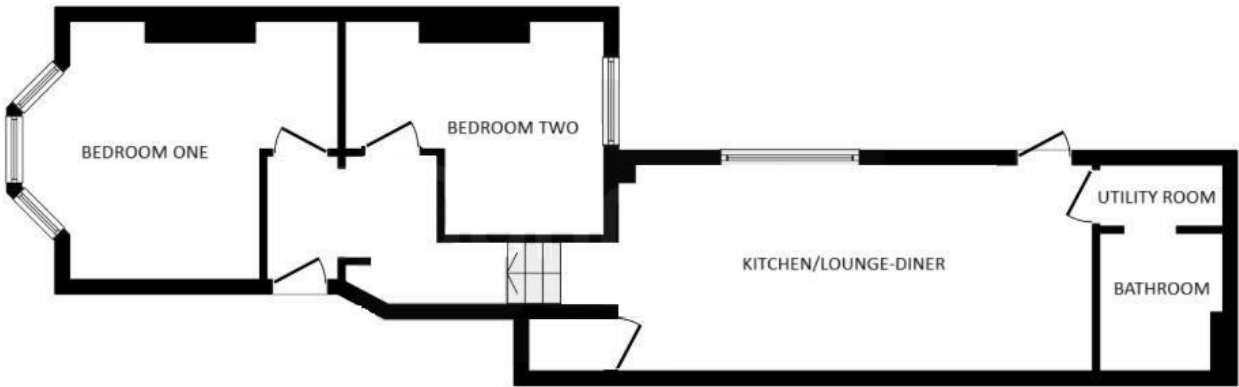
Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan