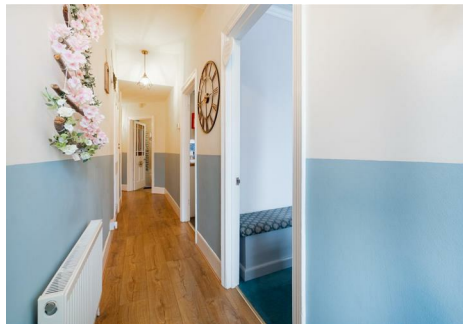


KE



GFF, 4 Gosfield Road, Herne Bay, CT6 5SD

£245,000

- Two Bedroom Ground Floor Flat With A Garden
- Located Close To Town
- Beautifully Presented
- Spacious And Light Rooms

4 Gosfield Road, Herne Bay CT6 5SD

Nestled in the charming coastal town of Herne Bay, this delightful flat on Gosfield Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat by the sea.

The flat features a welcoming lounge leading to a kitchen/diner providing a warm and inviting space for both relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy atmosphere throughout.

The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient. The property's location is particularly advantageous, as it is within easy reach of local amenities, including shops, cafes, and the beautiful seafront, where you can enjoy leisurely walks along the beach.

This flat presents an excellent opportunity for those looking to embrace the coastal lifestyle while enjoying the tranquillity of a residential area. Whether you are seeking a permanent residence or a holiday home, this property on Gosfield Road is sure to impress. Don't miss the chance to make this charming flat your own.



Council Tax Band: B



GROUND FLOOR

Entrance Hall

Living Room

12'3 x 14'4

Kitchen/Dining Room

11'11 x 13'2

Bathroom

9' x 6'9

Bedroom

15'4 x 7'2

Bedroom

8'1 x 11'11

OUTSIDE

Rear Garden

LEASEHOLD INFORMATION

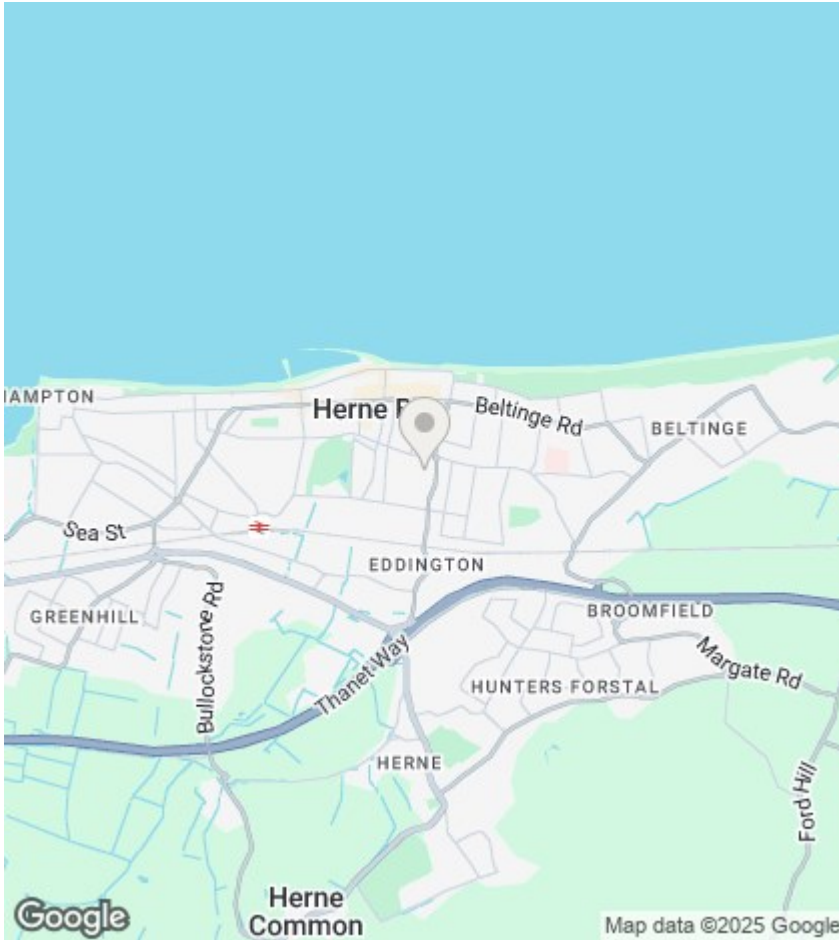
Flat being sold with share of freehold.

999 year lease.

No ground rent or service charge

COUNCIL TAX BAND B

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



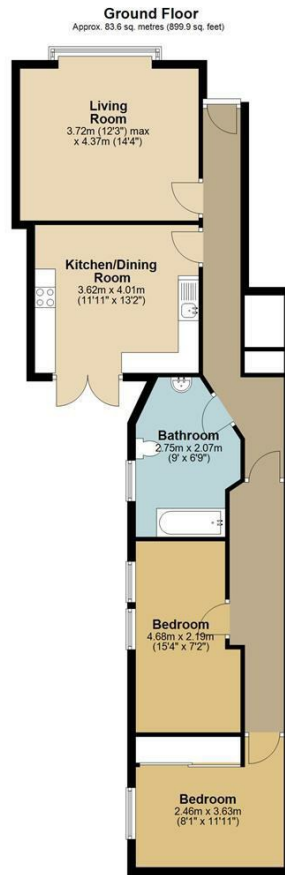
Viewings

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		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 83.6 sq. metres (899.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.