



39e High Street, Herne Bay, CT6 5LN
Offers in excess of £70,000



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CASH BUYERS ONLY – INVESTOR OPPORTUNITY – OFFERS OVER £70,000

A rare opportunity to acquire a high-yield investment property in the heart of Herne Bay, Kent. This well-presented studio flat, situated within the same central building on the bustling High Street, is ideally positioned to benefit from strong rental demand due to its close proximity to shops, cafés, the seafront, and excellent transport links.

The property is offered on a leasehold basis with approximately 62 years remaining on the lease, making it strictly suitable for cash buyers only. The projected rental income of around £675 per calendar month provides an estimated gross yield of approximately 10%, presenting an attractive opportunity for investors seeking strong returns.

Property charges are competitive and include ground rent of £100.00, buildings insurance contribution of £80.97, and a current service charge demand of £167.87, all covering the period from 1st May 2025 to 30th April 2026.

This is a strong investment proposition in a sought-after coastal town, offering immediate income potential and longer-term asset management opportunities for experienced investors.

CASH BUYERS ONLY. Viewings strictly by appointment.

Description

Bathroom
4'11" x 4'6"

Kitchen
4'3" x 6'6"

Living/ Bed
10'10" x 15'10"

Council Tax band A

EPC Rating E

Agents Notes

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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.

Lease Information

Charges:

Ground Rent: £100.00

Buildings Insurance Contribution: £80.97

Current Service Charge Demand: £167.87

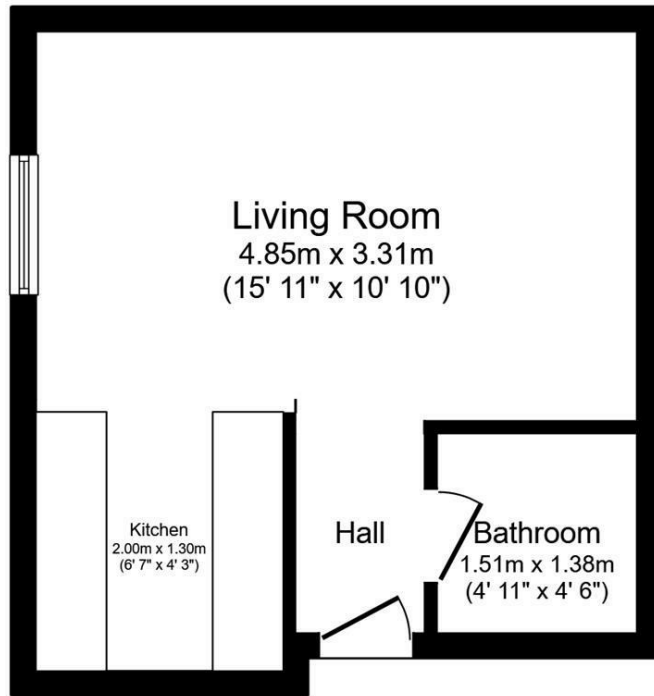
(All charges cover 1st May 2025 – 30th April 2026)

Current Lease: 66 years (to be renewed to 125 years on completion)

Floorplan Clause

Please Note: 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.

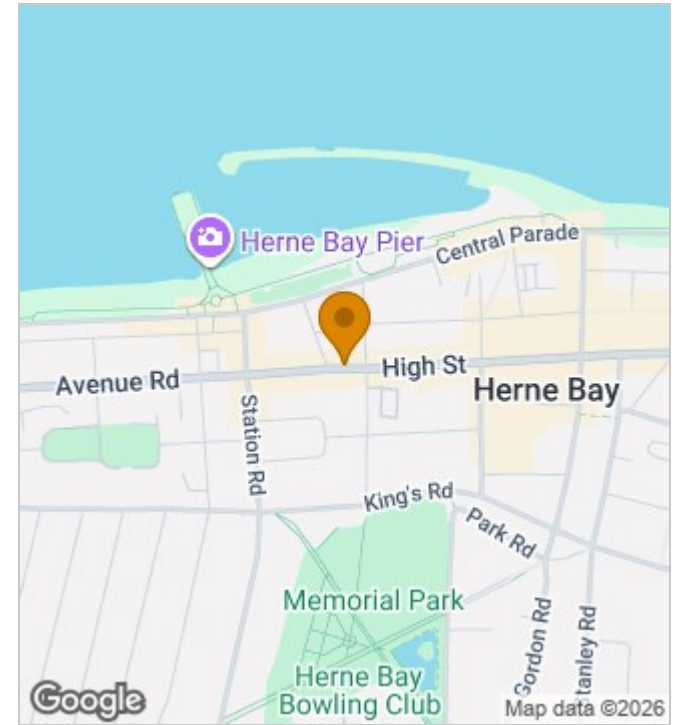




Floor Plan
Floor area 26.7 sq.m. (288 sq.ft.)

TOTAL: 26.7 sq.m. (288 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		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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