



Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

20A EAST STREET, HERNE BAY. CT6 5HH


£215,000
Leasehold

ABOUT THE PROPERTY

Nestled in the heart of coastal Herne Bay, this charming period maisonette is set over two floors with its own entrance and is currently being offered as a holiday let property. The property offers well laid out living space with a delightful lounge-diner plus a modern fitted kitchen. There is a lovely bathroom with free standing bath plus two double bedrooms one with access to a balcony. Worthy of a mention is the gorgeous beach offering wonderful panoramic walks along the promenade and Herne Bay town with its array of shops and amenities all on your doorstep alongside excellent road and rail links to London. Offered with no forward chain, we encourage any serious purchasers to book a viewing!

FEATURES

- Two Bedroom Maisonette
- Bedroom With Balcony
- Open Plan Contemporary Living
- Modern Kitchen
- Short Moments Away from the Seafront and Town

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

Entrance

Entrance door to front, staircase leading to first floor.

FIRST FLOOR

Open Plan Lounge, Kitchen-Diner

Lounge Area: Sash bay window to front with distant sea views, staircase to second floor, television point, electric fire.

Kitchen Area: Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces and tiled splash backs, stainless steel sink and drainer with mixer tap over, four burner ceramic hob with extractor fan over. Fitted oven and grill, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, radiator.

Inner Hallway

Access to Bedroom and Bathroom

Bedroom Two

Window and door to rear with access to balcony, radiator.

Bathroom

Paneled bath unit with shower over, low level WC, wash hand basin, window to rear, cupboard housing boiler.

SECOND FLOOR

Bedroom One

Sash bay window to front with distant sea views, window and door to rear, radiator, eaves storage cupboards.

OUTSIDE

Balcony

Balustrade surround, space for table and chairs.

NB

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

Lease Information

99 year lease and no ground rent or maintenance

