

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

17 GOSFIELD ROAD, HERNE BAY, KENT. CT6 5SD

**£199,995**  
**Leasehold**

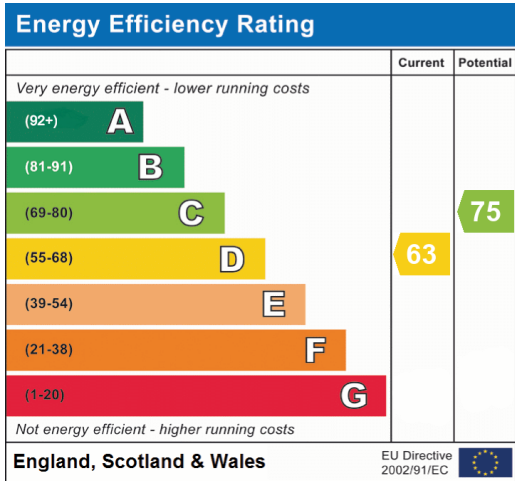


ABOUT THE PROPERTY

This charming one-bedroom Victorian ground floor flat, perfectly positioned in a central Herne Bay location just a short walk from the town centre, mainline train station, the seafront, and local schools. The generous lounge features high ceilings and large sash windows, flooding the room with natural light and creating an elegant, airy space to relax or entertain. To the rear of the property, the kitchen-breakfast room provides plenty of space for dining and everyday living, complete with ample storage. The double bedroom is well-proportioned and the bathroom is finished to a high standard. Adding to its appeal is a private rear garden—ideal for outdoor dining, relaxing in the sun, or a bit of gardening.

This flat also benefits from a chain-free sale, making for a smoother, faster transaction for buyers. Whether you're a first-time buyer, downsizer, or investor, this delightful Victorian home is a must-see.

- FEATURES
- One Bedroom Ground Floor Victorian Apartment
  - NO FORWARD CHAIN
  - Private Enclosed Rear Garden
  - Kitchen-Breakfast Room
  - Modern Bathroom



## GROUND FLOOR

### Communal Entrance

Entrance door to front, further door to:

### Lounge

Three sash windows to front, radiator, fireplace.

### Inner Hallway

Storage/meter cupboard.

### Bedroom

Double glazed doors to rear, radiator.

### Kitchen-Diner

Range of matching wall and base units with complementary work surfaces over, space for cooker with extractor fan above, space for fridge/freezer, space and plumbing for washing machine, tumble dryer and dishwasher, stainless steel sink and drainer unit, wall mounted gas boiler, double glazed window to side, double glazed door leading to rear garden.

### Bathroom

Paneled bath unit with shower over, pedestal wash hand basin in vanity unit, low level WC, heated towel rail, two double glazed frosted windows to side and rear.

## OUTSIDE

### Rear Garden

Mainly laid to lawn with patio areas, mature shrubs and flowering borders, garden shed, gate to rear, walled surround.

### COUNCIL TAX BAND B

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

### Lease Details

We understand there is only 61 years remaining on this lease, there will be a brand new 125 year lease for any new buyer upon completion.

Ground Rent - £ TBC per annum

Buildings Insurance Contribution - £ TBC per annum

