



**Beacon Hill  
Herne Bay  
Kent  
CT6 6JN**

**Offers In Excess Of £499,950**

**bettermove**

# Beacon Hill

## Herne Bay

Bettermove are proud to present this 4 bedroom penthouse flat in Beacon Hill available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is C.

This is a share of freehold property with 999 years on the lease from 2004; there is no ground rent or service charge.

The interior of this beautifully presented property comprises a spacious cinema room and w/c on the ground floor. The first floor consists of 4 bedrooms, a large kitchen diner and family bathroom. The second floor holds the spacious living room with stunning views over the North Sea.

The key feature of this incredible property is the amazing views provided from the private south facing rear garden and large terrace with artificial lawn, perfect for soaking in the sunsets and sea views.

Located in the popular town of Herne Bay, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A299, Herne Bay train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

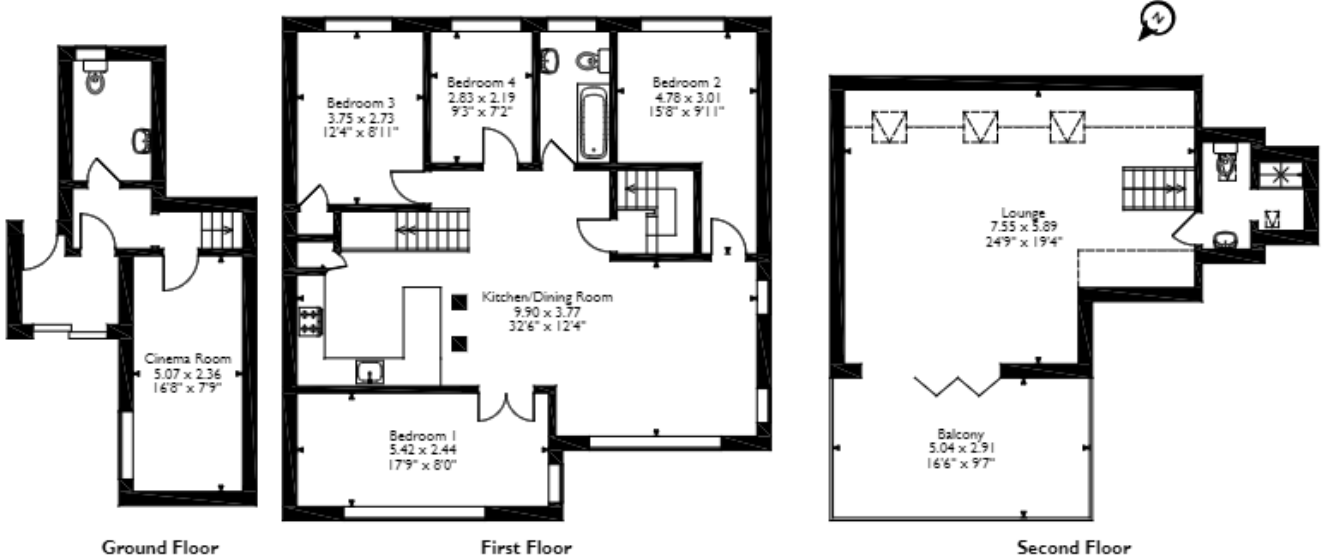
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



## Beacon Hill, Herne Bay, Kent

### Approximate Gross Internal Area 163 Sq M/1755 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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