



First Floor Flat, 9 Cliff Sea Grove, Heme Bay, Kent, CT6 8JT

## £132,000 Leasehold

This one bedroom first floor flat is situated to the western side of Heme Bay, conveniently placed for road links into London, Whitstable and The Cathedral City of Canterbury, the flat is pretty close to the beach and a cluster of handy shops. Accommodation comprises a good size kitchen/diner, lounge, bedroom and bathroom. Offered with no onward chain, call to book your viewing.

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**NB**

We are advised by the sellers that this is a leasehold property with 76 years remaining on the lease. The ground rent is £50 rising to £100.

**NB**

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

**First Floor**

**Entrance Hallway**

**Kitchen/Diner**

15' 1" x 11' 4" (4.60m x 3.45m) Matching wall and base units, tiled splash backs, four gas burner hob, electric oven, stainless steel sink and drainer unit, space for under unit fridge, radiator, double glazed window to side, door to:

**Utility Area**

Boiler, plumbing for washing machine.

**Bathroom**

7' 9" x 5' 7" (2.36m x 1.70m) Low level WC, pedestal wash hand basin, panelled bath with shower over, partially tiled walls, double glazed frosted window.

**Landing**

Radiator, access to loft, telephone entry system.

**Bedroom**

12' 1" x 10' 2" (3.68m x 3.10m) Double glazed window to side, radiator.

**Lounge**

16' 7" x 16' 6" (5.05m x 5.03m) Double glazed window to front, radiator.

**Council Tax Band B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	