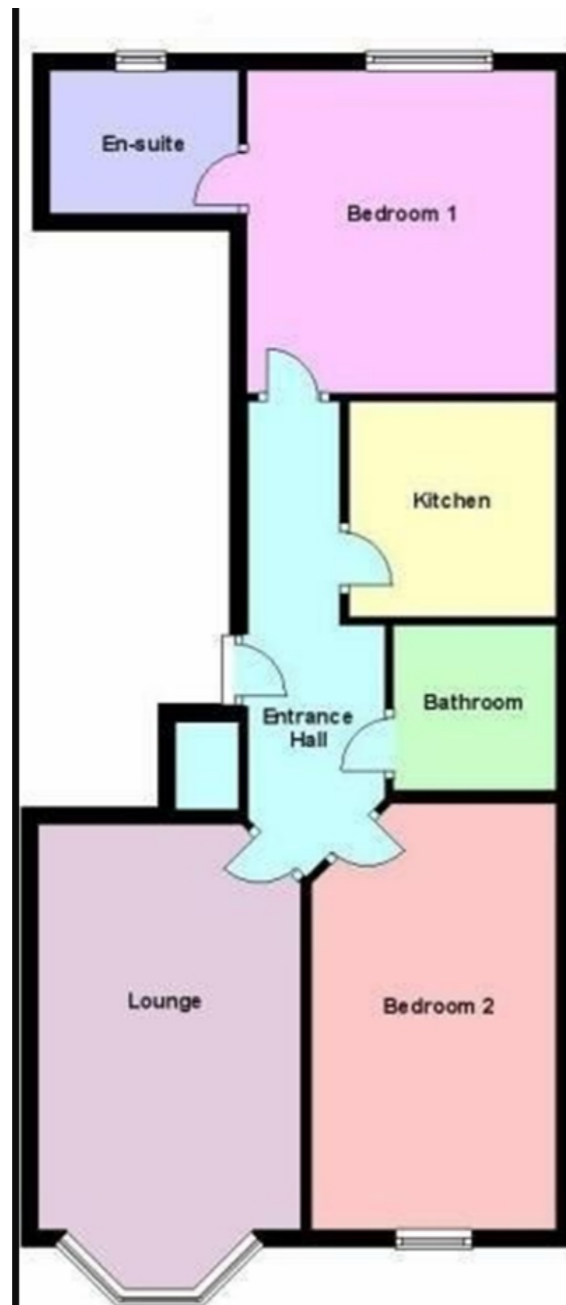




## Kimber Estates



28b East Street, Herne Bay, Kent, CT6 5DR

### £250,000 Share of Freehold

This modern first floor apartment is located in a prime spot being just a few minutes walk from the beach - imagine enjoying those sensational sunsets with a decent bottle of red literally on your doorstep!

With a modern décor, there is a clever use of internal space with a pleasant lounge, modern fitted kitchen and bathroom plus two good bedrooms, the master enjoying a contemporary en-suite shower room. Herne Bay is a delightful coastal town with plenty of boutique restaurants, quirky tea rooms and excellent high speed rail links to London. The Cathedral City of Canterbury is just eight miles away and neighbouring Whitstable town also nearby.



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## Ground Floor

### Communal Entrance Hall

### First Floor

### Inner Entrance Hall

Radiator, built in storage cupboard providing storage also housing boiler and fuse box.

### Lounge

18' 2" x 9' 8" (5.54m x 2.95m) Double glazed bay window to front, radiator, television point.

### Kitchen

8' 6" x 8' 0" (2.59m x 2.44m) Fitted in a range of white, high gloss modern kitchen units with free standing oven and extractor canopy, stainless steel single drainer sink unit, attractive tiling, space for upright free standing full size fridge-freezer.

### Bedroom One

12' 0" x 11' 6" (3.66m x 3.51m) Double glazed window to rear, radiator.

### En-Suite Shower Room

Matching suite comprising corner shower stall with mains fed power shower, suspended wash hand basin, low level WC, heated towel rail, double glazed window to side.

### Bedroom Two

15' 10" x 9' 1" (4.83m x 2.77m) Double glazed window to front, radiator, comprehensive range of fitted wardrobes with sliding doors.

### Bathroom

6' 3" x 6' 2" (1.91m x 1.88m) White suite comprising panelled bath with mixer taps and shower attachment, fitted folding shower screen, pedestal wash hand basin, low level WC, heated towel rail.

## Council Tax Band B

### NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	82