



Kimber Estates



Total Area: 61.0 m² ... 657 ft²
All measurements are approximate and for display purposes only



Ground Floor Flat 62 Mickleburgh Hill, Herne Bay, Kent, CT6 6DX

£219,995 Leasehold

This charming ground floor flat offers a perfect blend of comfortable living and outdoor space, making it an ideal choice for those who appreciate both convenience and tranquillity. The bright and airy living room features large windows that allow for plenty of natural light, creating a welcoming atmosphere. The modern kitchen is fitted with appliances, offering ample storage and counter space for all your cooking needs. The flat also includes two well-sized bedrooms and a family bathroom. A standout feature of the property, the private garden provides a wonderful space for al fresco dining, gardening, or simply enjoying the fresh air. The property is within strolling distance of the nearby High Street with it's shops, bars and restaurants as well as the mainline station and seafront.



Charming Ground Floor Flat with Private Garden

This delightful ground floor flat offers the perfect blend of modern comfort and outdoor living, ideal for those seeking both convenience and tranquillity. The spacious and light-filled living room boasts large windows that flood the space with natural light, creating a warm and welcoming atmosphere. The contemporary kitchen is well-appointed with integrated appliances, ample storage, and generous counter space — perfect for everyday cooking and entertaining alike. The property features two bedrooms and a stylish family bathroom. A standout feature is the private garden — a serene outdoor retreat ideal for al fresco dining, gardening, or simply relaxing in the fresh air. Perfectly positioned, the flat is just a short stroll from the vibrant High Street, offering a range of shops, bars, and restaurants, as well as easy access to the mainline station and seafront.

GROUND FLOOR

Communal Entrance

Entrance door to front, individual flat door leading to:

Lounge

14' 6" x 12' 10" (4.42m x 3.91m)
Timber sash windows to front with secondary double glazing, two radiators, feature fireplace with ornamental surround and marble mantle, telephone point, television point, wooden flooring, archway through to kitchen:

Kitchen

12' 3" x 11' 9" (3.73m x 3.58m)
Double glazed UPVC 'French' doors to rear, radiator, modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, integrated fan assisted electric oven with inset four burn gas hob over, inset one and half bowl sink and drainer unit with mixer tap over, space and plumbing for full height fridge/freezer, washing machine and dishwasher, television point, wood effect laminate flooring.

Bathroom

Modern family bathroom comprising panelled bath unit with mixer tap over and fitted electric shower above, low level WC pedestal wash hand basin, heated towel rail, ceiling mounted extractor fan, integrated linen cupboard, full tiled walls and flooring.

Bedroom One

10' 11" x 10' 9" (3.33m x 3.28m)
Timber framed sash windows to rear with secondary glazing, radiator, television point.

Bedroom Two

8' 9" x 7' 6" (2.67m x 2.29m)
Timber framed sash window to side with secondary glazing, radiator, integrated wardrobe, television point.

OUTSIDE

Rear Garden

Approx. 40' x 20' (12.19m x 6.10m)
Beautiful garden mainly laid to lawn with mature shrubs and flowering planters throughout, paved central pathway, free standing timber garden shed, paved patio seating area, fenced surround.

Lease Information

The lease runs for 155 years from 24 June 1987 (118 years left)

Ground Rent: £150 paid biannually
Maintenance: Costs for maintenance are split 3 ways between each flat when jobs are needed. A new roof has recently been installed.

COUNCIL TAX BAND B

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

