

# Kimber Estates



29 Central Parade, Kent, HERNE BAY, CT6 5HX

## £475,000 Share of Freehold

Kimber Estates are thrilled to offer this luxurious apartment situated in an enviable, seafront location with breathtaking direct sea views. Forming part of a period property which has been thoughtfully converted to create three separate dwellings. Entering through the front door into a private hall, you are welcomed by a stylish kitchen-diner with open plan arrangement into your lounge with an elevated area in front of the stunning, large window overlooking the beach. The lower ground floor offers two large bedrooms, the primary enjoying en-suite and a really unusual snug/dressing room area alongside an incredible bathroom. Finished to a high specification, the owners of this incredible home have created a unique residence on a prominent and prestigious position with an impressive understanding on internal charm and flair. This lifestyle location is just a short stroll from an array of tea rooms, independent restaurants and shops plus the town's railway station offers regular high speed trains into London St Pancras.

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## GROUND FLOOR

### Entrance

Main entrance door to flat, hallway leading to Lounge.

### Lounge

16' 4" x 14' 1" (4.99m x 4.28m)

Large bay window with direct sea views, raised floor area, radiator, tv point, large open fireplace with wood burning stove, cupboard housing the consumer unit, shelving, cornice and picture rail, natural wood flooring, opening to:

### Kitchen-Diner

16' 4" x 14' 1" (4.98m x 4.29m)

Modern fitted kitchen comprising range of matching wall and base units, window to rear, Victorian style radiator, recess housing Smeg 6 burner oven, American style fridge/freezer, central island housing sink unit with mixer tap over, Integrated dishwasher, under lighting, wine rack, natural wood flooring, gas boiler (2018 model), staircase access to lower ground floor.

## Lower Ground Floor

### Inner Hallway

With access to bathroom and bedrooms.

### Bathroom

Free standing slipper shaped bath with inset mixer taps plus shower attachment, circular bowl wash basin, free standing mono tap, low level WC, upright column radiator, feature inset fish tank in outside wall.

### Bedroom One

16' 4" x 13' 3" (4.99m x 4.05m)

Bay window to front, radiator, electric fireplace.

### Bedroom Two

4.9m width x 4.28m (16'0" width x 14'0" )

Upright radiator, tv point, fireplace with brick feature, two large storage cupboards, Kamdean style flooring opening to:

### En Suite Shower Room

Contemporary design with free standing shelf mounted wash basin with wall fixed taps, low level WC, upright radiator, walk in shower with overhead rain shower head, large sun roof vent electronically operated.

### Dressing Area /Snug

Cavern shaped underground feature storage area or for other similar uses.

### Utility Cupboard

Space and plumbing for washing machine and tumble dryer.

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

COUNCIL TAX BAND C

### Lease Details

We are advised by our sellers that that the property has a long lease (in excess of 100 years) and a share of the freehold. The only financial contribution is £90.00 per month towards maintenance and upkeep of the communal front garden, paths and wrought iron front railings

