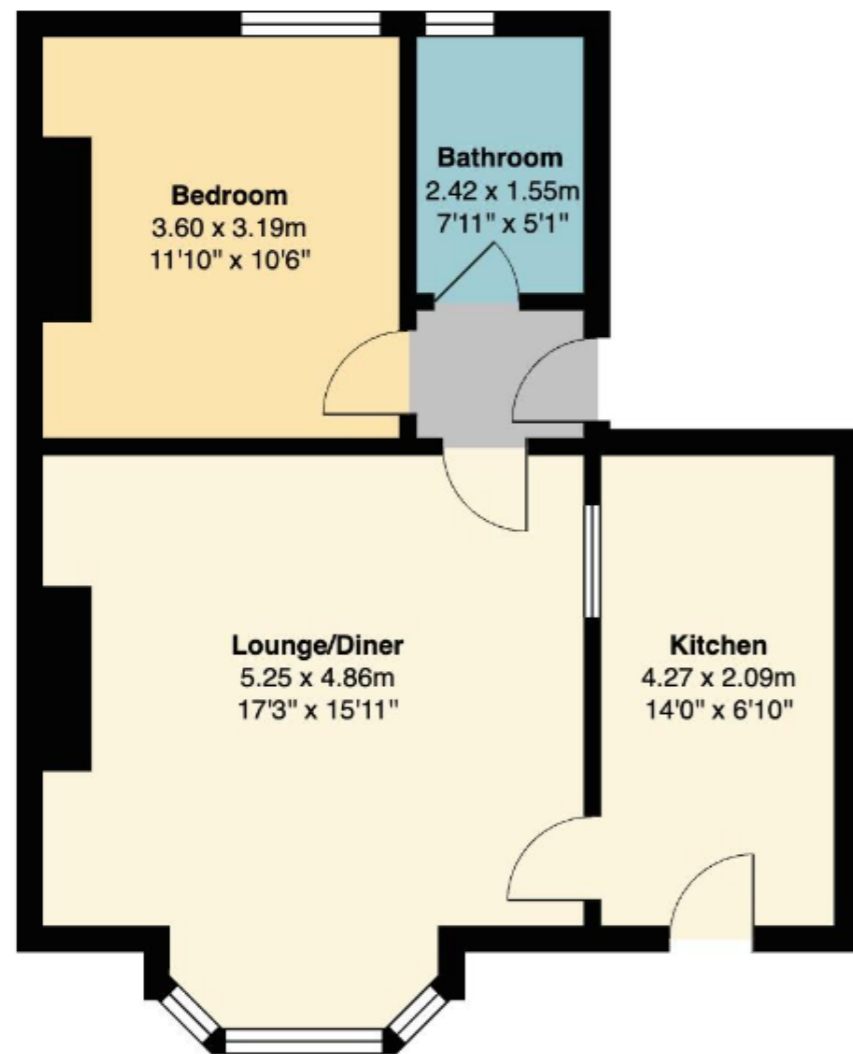




## Kimber Estates



Total Area: 50.1 m<sup>2</sup> ... 539 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Flat 2, 45 Central Parade, Herne Bay, Kent, CT6 5HZ

£225,000 Share of Freehold

This charming, period one-bedroom first-floor flat offers a unique living experience with its unparalleled direct sea views from both inside the flat and the rarely available, spacious private garden. Perfectly situated on Central Parade, this property sits right on Herne Bay's beautiful seafront. The flat features a double bedroom with high ceilings, a modern bathroom, a well-appointed kitchen, and a spacious lounge/diner that provides breathtaking direct sea views. Additional amenities include private parking at the rear and a delightful garden at the front with panoramic views of the seafront. Located in the picturesque seaside town of Herne Bay, this flat offers more than just stunning views. You will be just a stone's throw away from charming shops, delightful restaurants, and convenient transport links, including regular bus services to Whitstable and a high-speed train to London St Pancras. This flat is an ideal home for those seeking a serene coastal lifestyle with easy access to urban amenities.

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**NB**

We are advised by the sellers that the charges are £100 per calendar month, it is share of freehold and the length of lease is 997 years.

**Council Tax Band B**

**NB**

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

**First Floor**

**Entrance Hall**

**Lounge/Diner**

17' 3" x 15' 11" (5.26m x 4.85m) Bay window to front with direct sea views, radiator.

**Kitchen**

14' 0" x 6' 10" (4.27m x 2.08m) Modern fitted kitchen comprising of matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, electric oven, electric hob with extractor fan over, space for washing machine, space for tumble dryer, window to side, front entrance door leading to garden, radiator, feature stained glass window to side (available under separate negotiation).

**Bedroom**

11' 10" x 10' 6" (3.61m x 3.20m) Window to rear.

**Bathroom**

7' 11" x 5' 1" (2.41m x 1.55m) Panelled bath with shower over, wash hand basin set in vanity unit, low level WC, partially tiled walls, radiator, double glazed frosted window to rear.

**Outside**

**Front Garden**

Mainly laid to lawn, mature trees and shrubs, flowering borders.



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