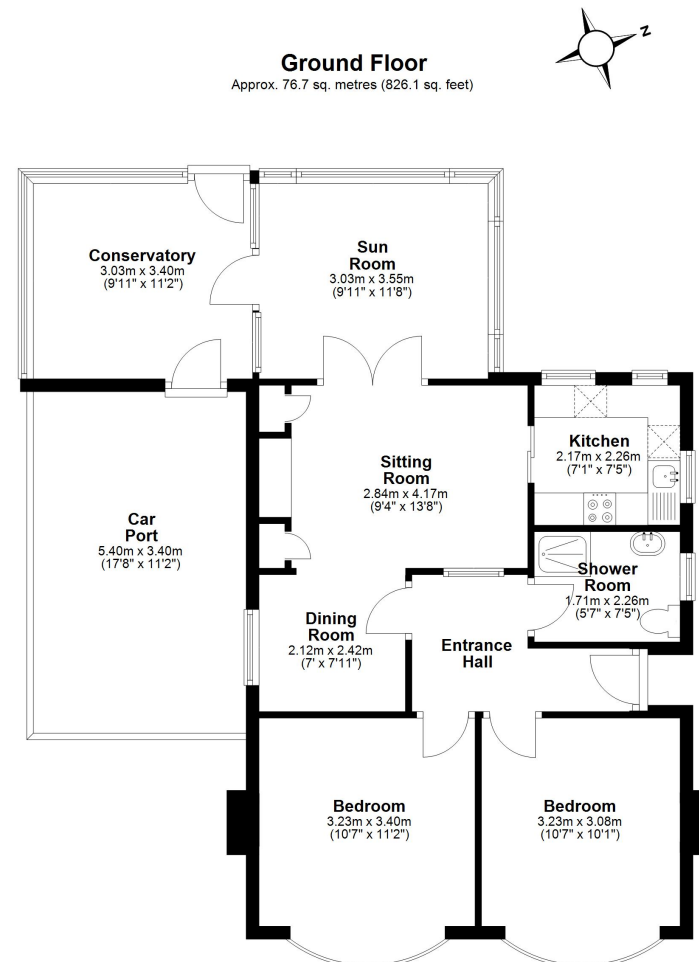




Kimber Estates



Total area: approx. 76.7 sq. metres (826.1 sq. feet)



48 West Cliff Gardens, Heme Bay, Kent, CT6 8DT

£275,000 Freehold

Being offered with vacant possession and no onward chain, the layout offers two bedrooms to the front, bathroom, lounge-diner, kitchen leading out to the conservatory and rear garden. The rear garden offers a westerly aspect. There is a car port to the side giving off street parking to the side. Needing refurbishment throughout this would make a great investment purchase especially as it is in a perfect location. Positioned in a desirable location in the Hampton end of Heme Bay the picturesque beach with the town and all its amenities is just a mile or so away. An internal viewing comes highly recommended to appreciate the size and potential it has to offer.

Being offered with vacant possession and no onward chain, the layout offers two bedrooms to the front, bathroom, lounge-diner, kitchen leading out to the conservatory and rear garden. The rear garden offers a westerly aspect. There is a car port to the side giving off street parking to the side. Needing refurbishment throughout this would make a great investment purchase especially as it is in a perfect location. Positioned in a desirable location in the Hampton end of Heme Bay the picturesque beach with the town and all it's amenities is just a mile or so away. An internal viewing comes highly recommended to appreciate the size and potential it has to offer.

GROUND FLOOR

Entrance Hallway

Entrance door to side, radiator, loft hatch.

Bedroom One

Double glazed bay window to front, radiator.

Bedroom Two

Double glazed bay window to front, radiator, built in cupboards.

Lounge/Diner

Double glazed window to side, radiator, fireplace, integrated cupboards, double doors into conservatory.

Sun Room

Double glazed surround, radiator.

Conservatory

Kitchen

Fitted with a range of wall and base units with work surfaces and splash backs above, inset one and a half stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and dishwasher, space for a cooker, wall mounted boiler, radiator.

Shower Room

Corner shower, low level WC, wash hand basin, double glazed frosted window to side.

OUTSIDE

Rear Garden

Enclosed garden mainly laid to lawn, wooden fencing.

Front Garden and Driveway

Partly laid to lawn with driveway with space for two vehicles, car port.

COUNCIL TAX BAND C

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



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		EU Directive 2002/91/EC	