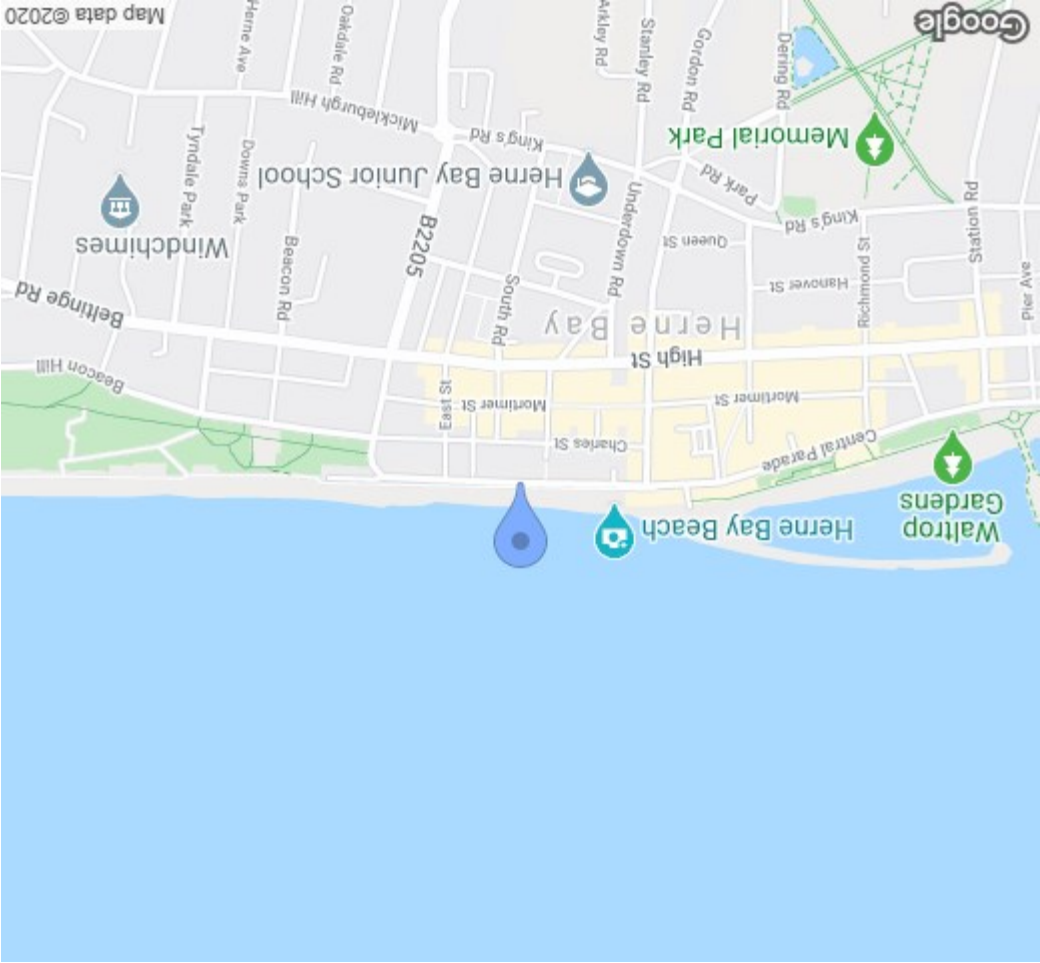
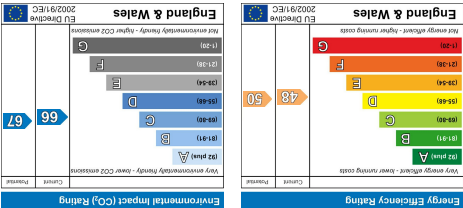


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



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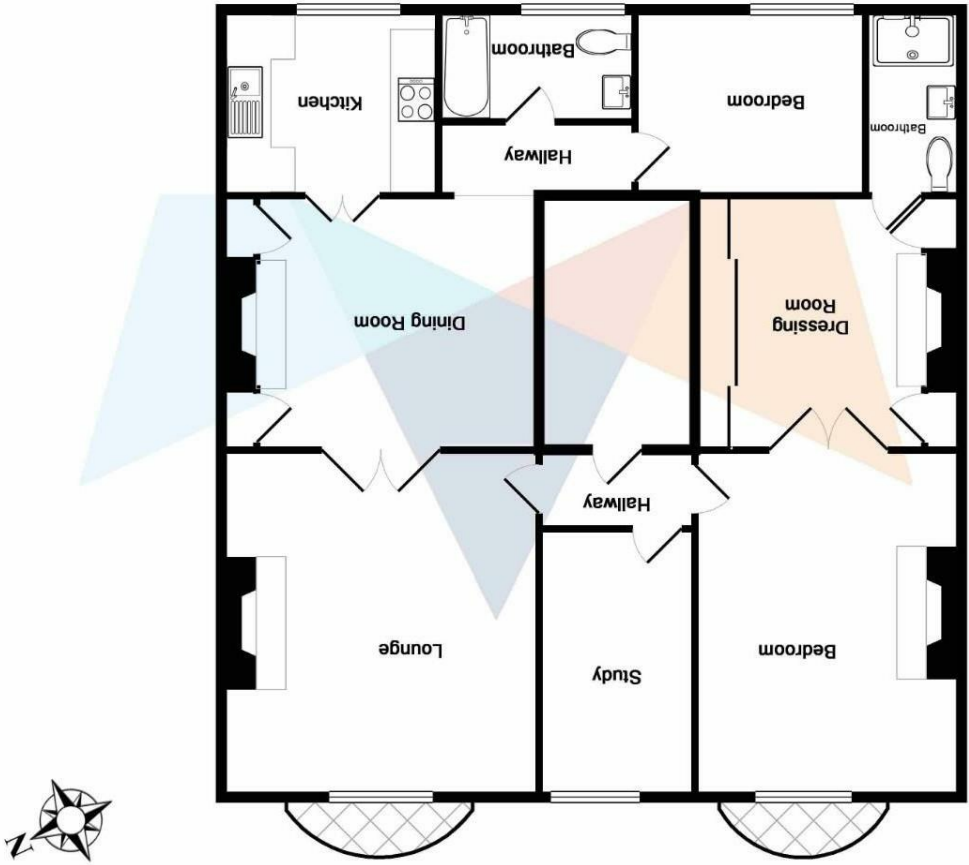
3 MARINE HOUSE 31 CENTRAL PARADE HERNE BAY



3 MARINE HOUSE 31 CENTRAL PARADE
HERNE BAY

OFFERS IN EXCESS OF £390,000

TOTAL APPROX. FLOOR AREA 99.7 SQ.M. (1074 SQ.FT.)
Made with Metropix ©2019



- Direct Sea Views
- Period Apartment
- Feature Fireplaces
- Three Bedrooms
- Rarely Available
- Garage
- Two Balcony's
- Master En-suite
- Family Bathroom
- Chain Free!

ABOUT

A GEORGIAN SANCTUARY BY THE SEA WITH A GARAGE!

Miles and Barr are pleased to bring to the market this simply stunning and deceptively large sea front apartment, amongst a private terrace surrounded by landscaped lawns and other historic buildings. Inside the apartment you will find three bedrooms, master en-suite, master dressing room, lounge and separate dining room, family bathroom and modern kitchen.

Apartment is able to be offered fully furnished.

This seaside retreat offers so much more than just ocean views and gorgeous sunsets, having been tastefully decorated, furnished and maintained by the current owner. Original fire places, original windows leading to two separate balcony's on top of the bowed bay windows below, ceiling roses, picture rails just to list a few.

The sheer size of the apartment is incredible and will easily compete with the space a standard family home would offer you, further benefits include a private garage to the rear which come at a real premium for parking in the summer season. Herne Bay is fast becoming the buyers choice for the those looking to live by the sea with the pier and a electric mix of restaurants, bars and coffee shops it has something for everyone.

Call sole agents Miles and Barr for further information or to arrange your accompanied viewing 01227 740840!

DESCRIPTION

Entrance Hallway

Lounge 13'9 x 16'5 (4.19m x 5.00m)

Dining Room 13'9 x 10'10 (4.19m x 3.30m)

Kitchen 9'8 x 9'10 (2.95m x 3.00m)

Master Bedroom 11'10 x 15'11 (3.61m x 4.85m)

En-Suite 3'11 x 9'10 (1.19m x 3.00m)

Dressing Room 11'11 x 11'4 (3.63m x 3.45m)

Second Bedroom 10'2 x 9'10 (3.10m x 3.00m)

Third Bedroom 11'10 x 6'11 (3.61m x 2.11m)

Bathroom 8'8 x 6'1 (2.64m x 1.85m)

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

