

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 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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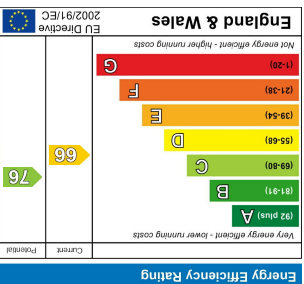
miles & barry
...valuing people, not just property



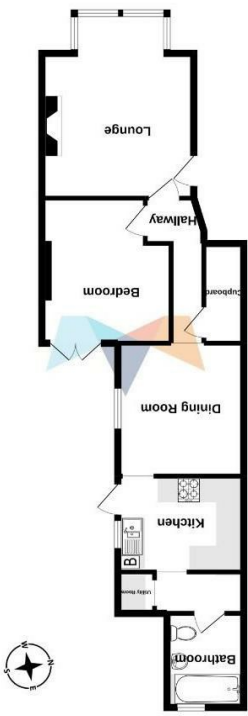
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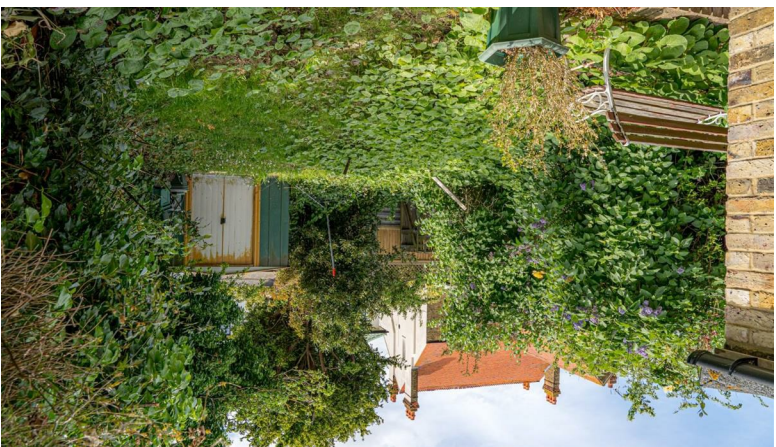
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TOTAL FLOOR AREA: 58.3 sqm. (627 sq. ft.) approx.



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BEACON ROAD HERNE BAY



BEACON ROAD HERNE BAY

£210,000

- No Forward Chain
- Two Reception Rooms
- Private Garden
- Share of Freehold
- Close to the Sea Front

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.

ABOUT

NO FORWARD CHAIN.....

Miles and Barr are delighted to offer to the market this spacious one bedroom ground floor flat. The flat also comes with a share of the freehold and private rear garden. This is in the conservation area and certain restrictions will apply when wanting to change any front exterior on the property. Located in the centre of Herne Bay and a very short walk to the sea front makes this an attractive buy for a first time buyer or an investor. The property boasts lounge, diner, kitchen, bathroom, bedroom and garden. The property is in good condition and also benefits from all the things you would expect from a period style property. This is a must see and we recommend an in person viewing. To view please call Miles and Barr or you can visit our website to view the virtual tour.

MATERIAL INFORMATION

Length of lease : 99 Years from 1 December 1987
Annual ground rent amount : £0
Ground rent review period : TBC
Annual service charge amount : £0
Service charge review period : TBC
Council tax band : B

DESCRIPTION

Entrance
Lounge 15'10" x 12'5" (4.83 x 3.81)
Dining Room 10'11" x 10'4" (3.34 x 3.16)
Kitchen 10'4" x 7'10" (3.16 x 2.39)
Bedroom 12'0" x 10'1" (3.66 x 3.08)
Bathroom 7'9" x 6'3" (2.37 x 1.93)
Utility 10'4" x 3'1" (3.17 x 0.96)

