CHRISTOPHER HODGSON











Herne Bay

To Let £1,350 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Herne Bay

Ground Floor Flat, 32 Sea Street, Herne Bay, Kent, CT6 8SP

A spacious and smartly presented ground floor garden flat occupying a highly convenient central location, within easy reach of Herne Bay High Street with its wide range of shops, cafés and restaurants, Memorial Park and the seafront, which is less than half a mile distant. Herne Bay mainline railway station is approximately 0.6 miles away.

The comfortably proportioned accommodation extends to approximately 678 sq ft (63 sq m) and comprises two double bedrooms, a sitting room, contemporary kitchen, stylish bathroom and a porch leading to the garden.

Outside, the property benefits from a private courtyard garden extending to approximately 24ft (7m), providing an appealing space in which to relax and entertain.

No smokers. Available immediately.







LOCATION
Sea Street is a conveniently situated central location within easy reach of Herne Bay High Street, Memorial Park, the seafront and mainline railway station. Herne Bay offers an excellent range of independent and national shops, cafés and restaurants, together with a wide range of recreational and leisure amenities. Herne Bay railway station is approximately 0.6 miles distant and provides frequent services to London and the surrounding area, whilst the A299 provides convenient access to the A2/M2 and subsequent motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

• Communal Entrance

• Bedroom 1 12'3" x 11'6" (3.74m x 3.53m)

• Bedroom 2 12'2" x 11'0" (3.73m x 3.37m)

• Sitting Room 11'10" x 10'9" (3.61m x 3.3m)

• Kitchen 10'9" x 11'9" (3.3m x 3.6m)

• Bathroom 10'9" x 5'8" (3.3m x 1.75m)

• Porch

OUTSIDE

• Courtyard Garden 24' x 18' (7.32m x 5.49m)

HOLDING DEPOSIT
£311 (or equivalent to 1 week's rent)

TENANCY DEPOSIT
£1,557 (or equivalent to 5 weeks' rent)

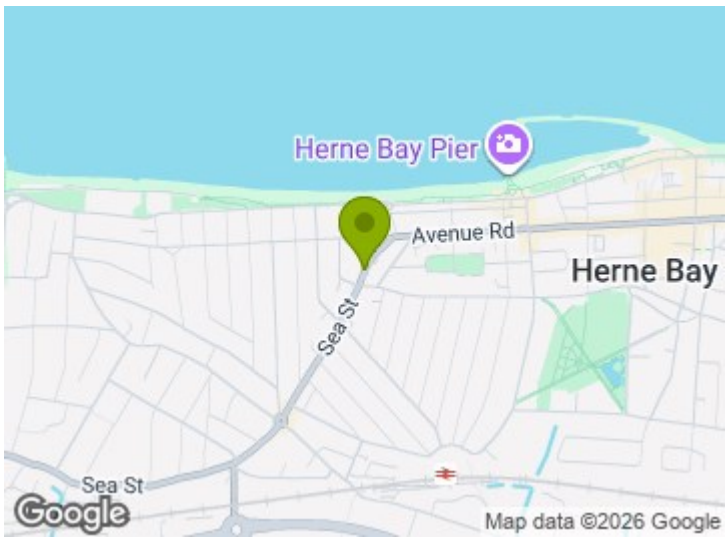
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/









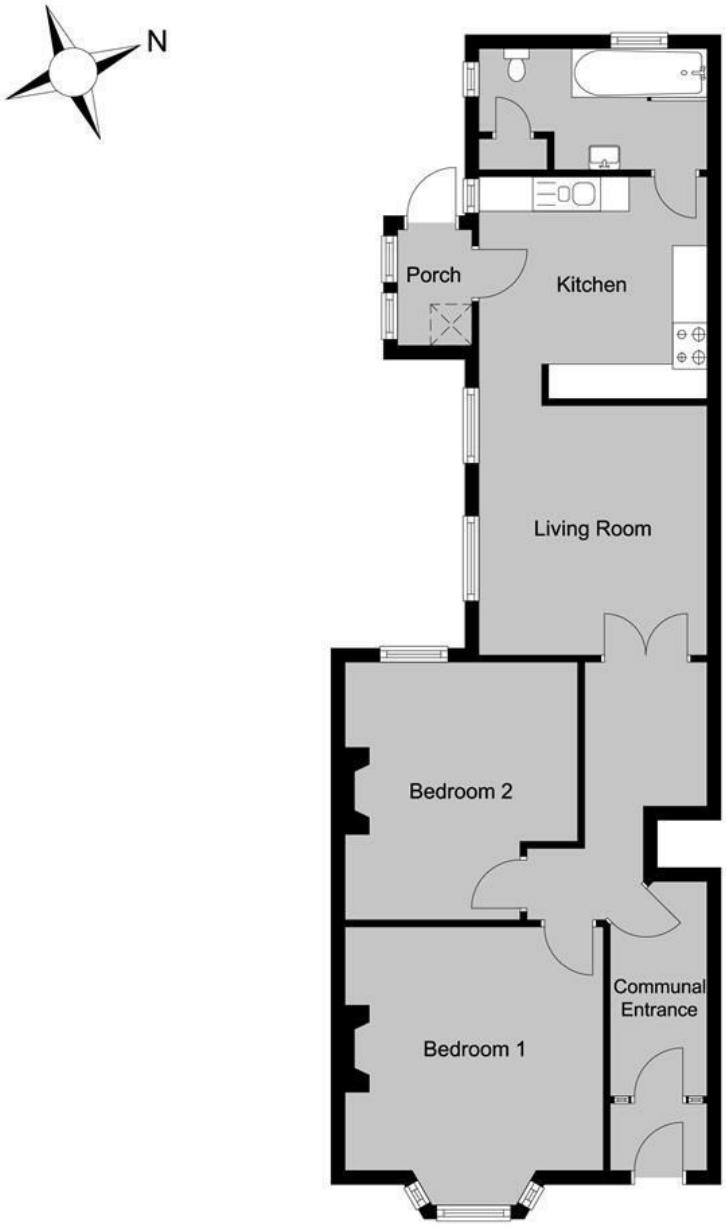


CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Ground Floor Flat

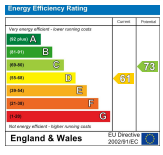
Main area: approx. 63.0 sq. metres (678.1 sq. feet)



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Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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