CHRISTOPHER HODGSON









Herne Bay

£200,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Herne Bay

Ground Floor Flat, 62 Beacon Road, Herne Bay, Kent, CT6 6DJ

This bright and spacious ground floor flat was created following the conversion of an attractive period building and is ideally situated in a much sought-after road in central Herne Bay. The property is within walking distance of The Downs, sea front, town centre and Herne Bay mainline railway station (1 mile).

The generously proportioned accommodation is arranged to provide a communal entrance hall, a living room with bay window, opening to a contemporary kitchen with a pair of casement doors leading to the garden, two double bedrooms, and a well appointed shower room.

The private courtyard gardens to the front and rear of the property enjoy a Westerly aspect and have been designed for ease of maintenance. The property benefits from pedestrian via a gate to the rear of the garden accessed via Beacon Road.

The property comprises a leasehold ground floor flat and is being sold as an investment with a tenant in situ. The sale also includes the freehold title to the building, which contains two flats in total, the upper flat being held on a long lease. No onward chain.







LOCATION
Beacon Road is amongst the most sought after roads in Herne Bay being just a short stroll from the sea front and town centre which is well served by local shops, schools, seafront and supermarket. The town has a well regarded seafront with popular watersport facilities. There is also a mainline railway station (approximately 1 mile) providing fast and frequent links to London (Victoria approximately 99 mins). The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

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

GROUND FLOOR

- Communal Entrance Hall 11'0" x 5'0" (3.35m x 1.52m)
- Living Room 13'3" x 12'9" (4.04m x 3.89m)
- Kitchen 12'9" x 8'6" (3.88m x 2.60m)
- Bedroom 1 12'3" x 11'0" (3.73m x 3.35m)
- Bedroom 2 12'9" x 7'9" (3.88m x 2.37m)
- Shower Room

OUTSIDE

- Front Courtyard Garden 19'9" x 15' (6.02m x 4.57m)
- Rear Courtyard Garden 33'9" x 19'6" (10.29m x 5.94m)

LEASE
The property is being sold with the remainder of a 125 year lease from 1 January 2019 (subject to confirmation from vendor's solicitor).

FREEHOLD
The Freehold of the building is included with the sale of this property, which is subject to a Lease of the First Floor Flat dated 08.02.2019 for a term of 125 years from 1 January 2019 (subject to confirmation from vendor's solicitor).

TENANCY
The property is subject to a Periodic Assured Shorthold Tenancy with rent at the rate of £750 per calendar month (subject to confirmation from vendor's solicitor).

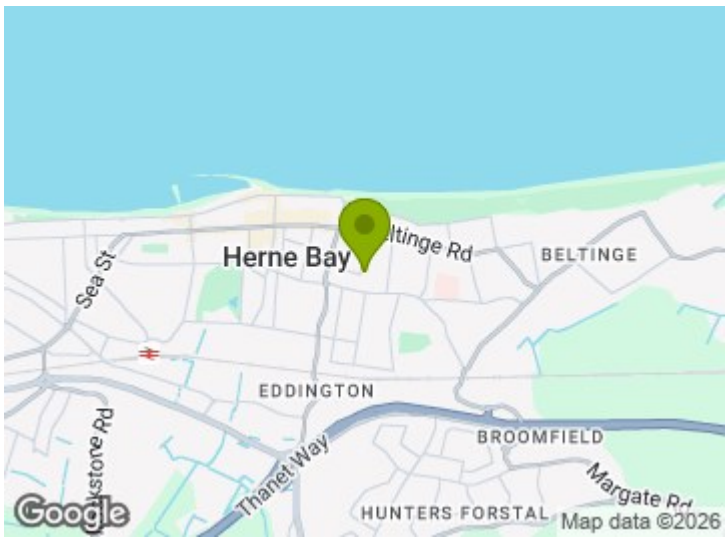
GROUND RENT
Nil (subject to confirmation from vendor's solicitor).










Herne Bay
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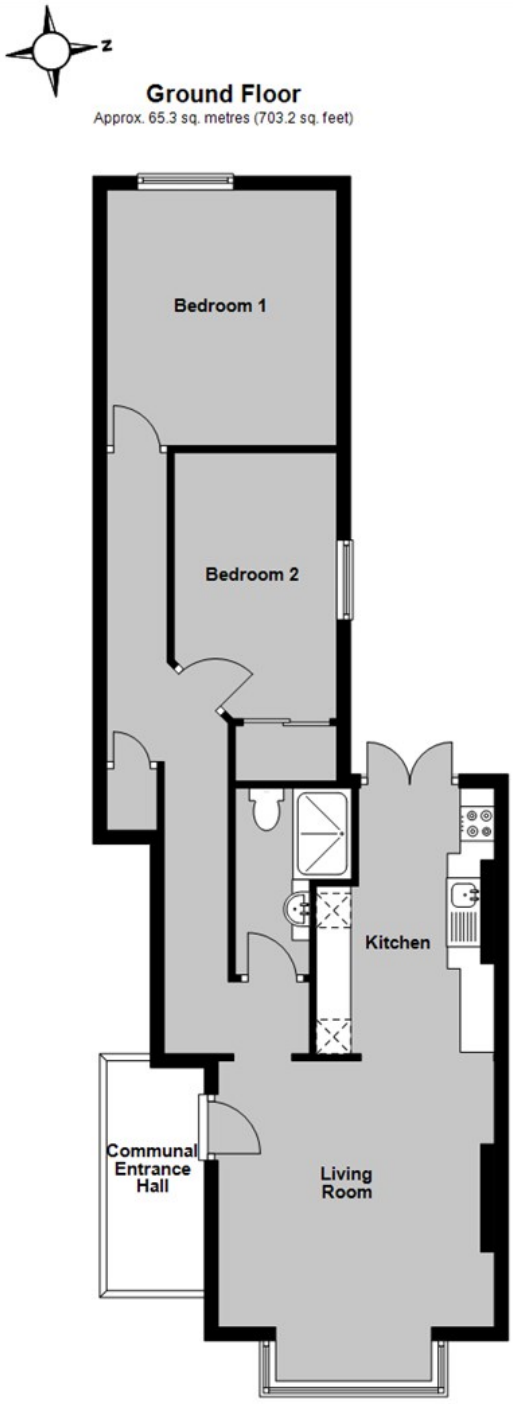
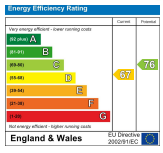


Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1865.10.



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