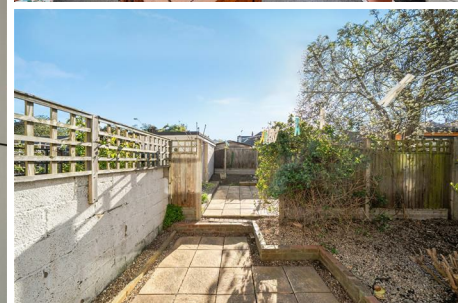


CHRISTOPHER HODGSON



**Herne Bay**

**£200,000** Leasehold



# 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

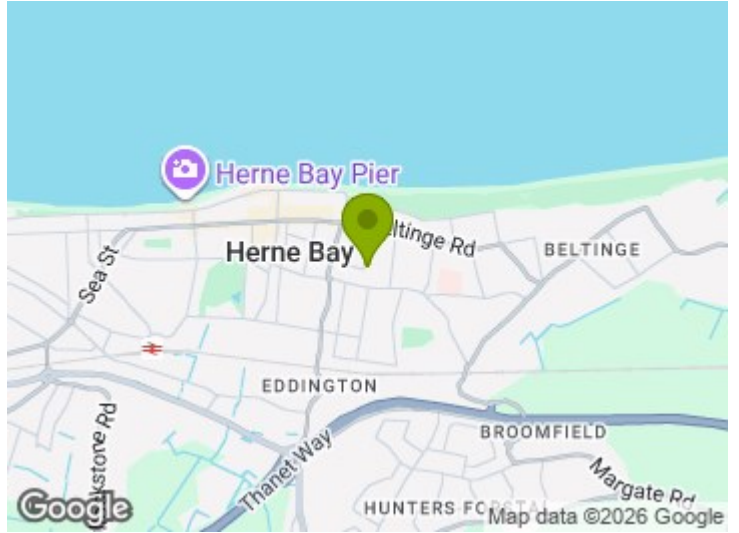
The Freehold of the building is included with the sale of this property, which is subject to a Lease of the First Floor Flat dated 08.02.2019 for a term of 125 years from 1 January 2019 (subject to confirmation from vendor's solicitor).

### 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

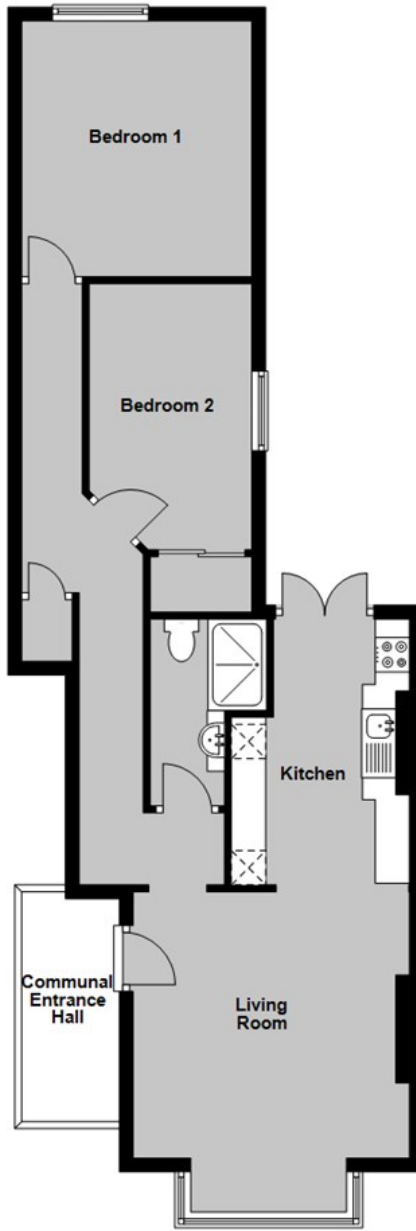
Nil (subject to confirmation from vendor's solicitor).





### Ground Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



Total area: approx. 65.3 sq. metres (703.2 sq. feet)

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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
100 Energy efficient (A+)	100		
75 Energy efficient (A)	75		
50 Energy efficient (B)	50		
25 Energy efficient (C)	25		
10 Energy efficient (D)	10		
5 Energy efficient (E)	5		
1 Energy efficient (F)	1		
0 Energy efficient (G)	0		
Energy efficient (A)		67	76

England & Wales EPC Directive 2002/91/EC

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