



2b Cavendish Road, Herne Bay, CT6 5BA
Asking price £190,000



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A rare opportunity to purchase a spacious and characterful two-bedroom period maisonette, arranged over the first and second floors of an attractive property in the heart of Herne Bay. Offering generous accommodation, high ceilings, a versatile additional room and a spacious kitchen/dining room, this charming home combines period character with flexible modern living.

A particular advantage is the ownership structure. The property benefits from a brand-new 999-year lease, share of the freehold and no ground rent. With the freehold shared between just two properties, owners have greater involvement in the management and maintenance of the building, without a third-party management company.

Internally, the accommodation is arranged over two floors, creating an excellent sense of space and separation between the living and sleeping areas. The impressive lounge is a particular highlight, boasting beautiful high ceilings that enhance the feeling of light and space, creating an inviting setting for relaxing or entertaining. The spacious kitchen/dining room provides a sociable and practical area for everyday living, with ample room for dining and entertaining family and friends.

The property offers two well-proportioned bedrooms together with a versatile utility room, which could double as a home office, dressing room, hobby room or occasional guest accommodation, depending on individual requirements.

This flexible layout makes the property particularly appealing to first-time buyers, professionals, families, downsizers or those seeking a coastal retreat.

Description

EPC Rating C

Council Tax B

Tenure: Leasehold with Share of Freehold

The share of freehold will be granted upon completion of both flats.

Service Charge will be split with the ground floor

No ground rent due payable

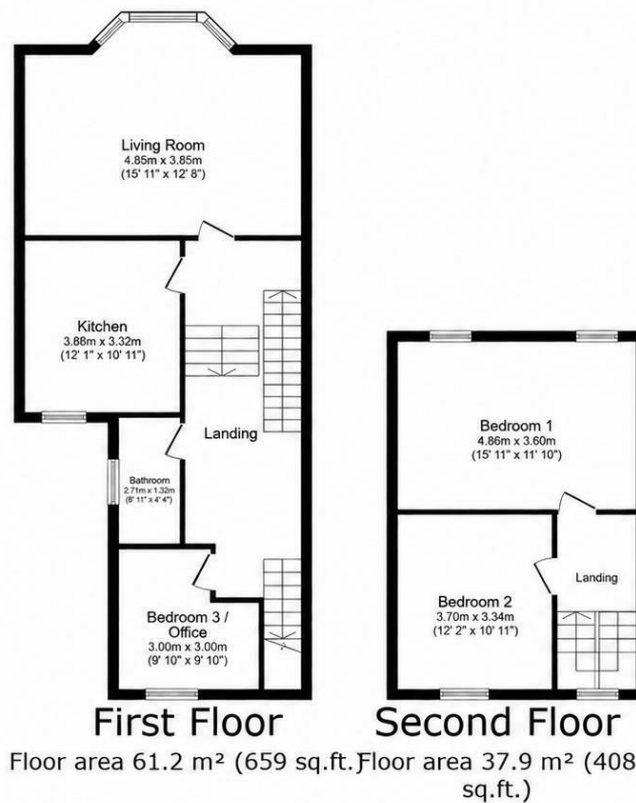
Location

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliffs of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.

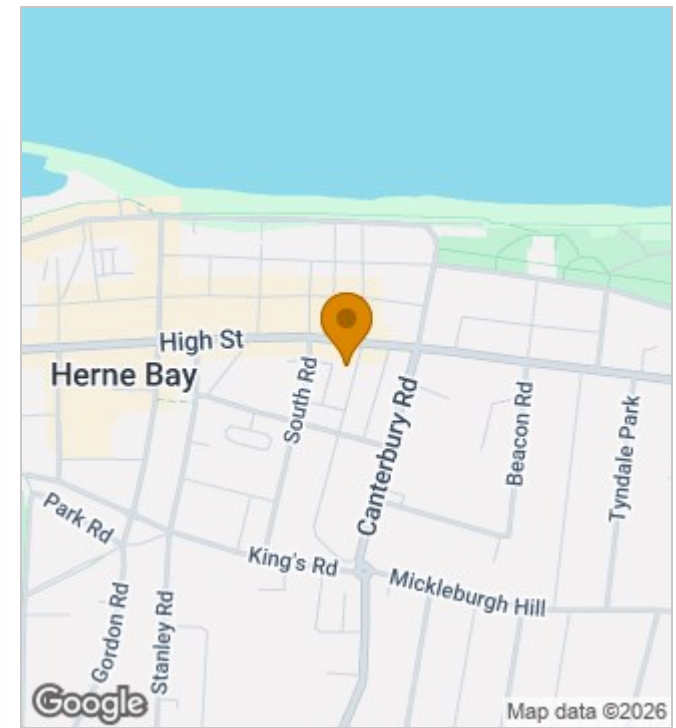
Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and as such, can not be relied upon and do not form part of any contracts. 3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details. 5. Zest Homes hold the copyright to all advertising material used to market this property. 6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC	

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www.zesthomes.uk

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