11 (a) East Street, Herne Bay, CT6 5HL

Auction Guide £325,000

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*** For Sale by modern method of auction ***

Located just a short stroll from the picturesque seafront, this unique three-story end-of-terraced home masterfully combines historic charm with contemporary living. The ground floor features a spacious lounge with an inglenook-style fireplace and an ornate spiral staircase leading to the upper levels. The sleek, modern kitchen flows into a character-filled dining area, perfect for gatherings. A convenient WC and utility room provide additional functionality, while the secluded courtyard garden offers a private outdoor haven.

On the first floor, the large main bedroom boasts built-in wardrobes, offering ample storage while maintaining a clean, elegant look. The landing provides an ideal workspace, complete with a dedicated desk area. A second bedroom and a bright, airy, and generously sized bathroom complete this level, offering a perfect blend of comfort and style.

Ascending the second spiral staircase, you'll discover an expansive top-floor bedroom bathed in natural light, providing a tranquil retreat. This quirky and characterful home is move-in ready, with no chain, ensuring a swift and seamless transaction for its new owners. Whether you're captivated by its historical charm, modern amenities, or prime seaside location, this property is a true gem, ready to be cherished.

Description

Auctioneer Comments:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Council Tax Band D

EPC Rating E

Tenure--Freehold with vacant possession

Enclosed Porch

Lounge
22'10 extending to 26' x 18'10

Kitchen
25'9 x 11'11

Utility Room/Lean To
12'5 x 5'11

Cloakroom
5'10 x 3'11

Landing

Main Bedroom
16'7 x 13'5 narrowing to 10'2

Study
10'1 x 9'0

Bathroom
12'5 x 8'9

Bedroom Two
12'10 x 11'1

Second Floor

Bedroom Three
18'10 x 17'6

Floorplan Clause
Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

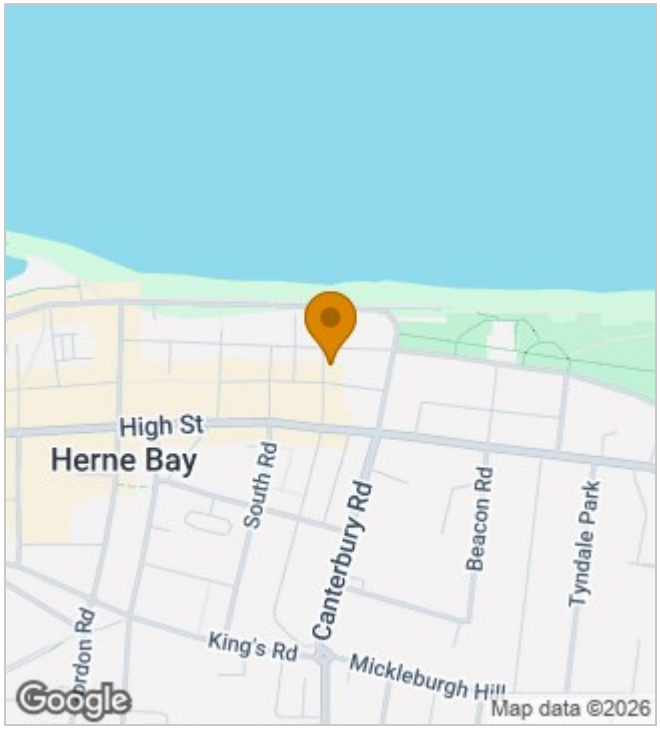
Ground Floor
Floor area 83.7 m² (901 sq.ft.)

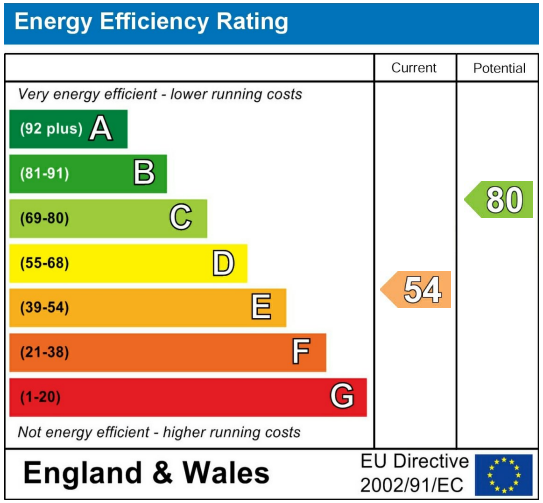
First Floor
Floor area 64.6 m² (695 sq.ft.)

Second Floor
Floor area 34.2 m² (368 sq.ft.)

TOTAL: 182.5 m² (1,964 sq.ft.)

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





190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

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.