WILBEE & SON

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66, Abbotsford Carlton Hill, Herne Bay, CT6 8HP

..INVESTMENT PROPERTY ...DETACHED PERIOD PROPERTY ARRANGED AS 2 SELF CONTAINED FLATS , LOCATED IN A POPULAR RESIDENTIAL AREA ON THE WEST SIDE OF TOWN WITHIN EASY WALKING DISTANCE OF HAMPTON BAY AND BUS ROUTE TO THE LOCAL SHOPS AND SCHOOLS AND TOWN CENTRE ...TO BE SOLD WITH THE TENANTS IN SITU IN THE GROUND FLOOR FLAT AND FIRST FLOOR FLAT ..STANDING ON A GOOD SIZE GARDEN PLOT THE PROPERTY IS TIRED AND IN NEED OF IMPROVEMENTS AND IS BEING SOLD AS SEEN .GAS CENTRAL HEATING TO BOTH FLATS . THE GROUND FLOOR FLAT IS LET ON A PERIODIC TENANCY @£675.PCM.(becoming vacant approx June/July) AND THE FIRST FLOOR FLAT IS LET AT £650 PCM ALSO ON A PERIODIC TENANCY ..THE VENDOR HAS REQUESTED THAT THIS PROPERTY IS NOW TO BE SOLD BY CLIVE EMSON AUCTIONEERS ON 12TH JUNE 2025 .....WE UNDERSTAND THAT THE GROUND FLOOR TENANT IS VACATING IN EARLY JUNE .....

By Auction £350,000 Freehold

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GROUND FLOOR FLAT (SELF -CONTAINED)

Communal Entrance Porch

Spacious Entrance Hall
Radiator, power point ,cupboard under stairs .

Front Lounge
16'4" into bay window and recesses x 15'11" (5m into bay window and recesses x 4.87m)
Radiator ,power points ,

Bedroom
10'6" x 8'5" (3.22m x 2.58m)
Radiator, power points, pair of double glazed french doors to rear garden .

Breakfast Room
11'10" at widest x 12'8" (3.62m at widest x 3.88m)
Radiator , power points

Kitchen
11'11" x 9'7" (3.64m x 2.93m)
Boiler for central heating and hot water ,power points , double glazed door to rear garden

Bathroom
6'5" x 5'4" (1.96m x 1.64m)
Wash basin , panelled bath, door to wc

FIRST FLOOR FLAT (SELF -CONTAINED)
Stairs to flat with 2 feature windows , radiator , gas boiler for central & hot water

Front Bedroom
11'7" x 8'11" (3.55m x 2.74m)
Double glazed french doors to balcony .

Lounge/Dining Room
16'0" excluding recesses x 12'11" wide (4.89m excluding recesses x 3.94m wide)
2 radiators, power points ,tv point

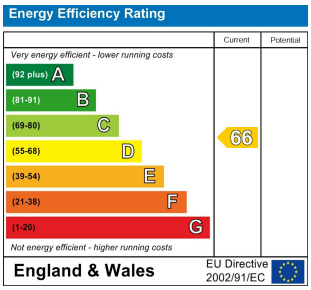
Side Bedroom
11'9" x 9'1" (3.59m x 2.78m)
Radiator ,power points

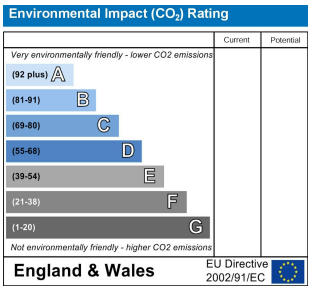
Kitchen
8'11" x 8'7" (2.74m x 2.64m)
Radiator, power points, base unit ,wall cupboards , ,stainless steel sink unit, plumbed for washing machine , recess for cooker .

Seperate wc
low level wc suite

Bathroom
Panelled bath , pedestal wash basin, radiator .

OUTSIDE
Old attached garage no longer in use .Good size established rear garden mainly lawned ,





Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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