



### Ground Floor 54 Sea Street, Herne Bay, Kent, CT6 8QA



Must be viewed , Refurbished Ground floor 2 bedroom spacious flat with the added bonus of a half share of the freehold title with an approx 98 year lease , tastefully designed throughout with a compact lawned rear garden with pedestrian rear access . Features gas c/h and double glazing. Convenient location ,local shops at hand , right on bus route to town and easy walking distance of sea front.

**£210,000 Leasehold - Share of Freehold**



## Communal Entrance Hall

### Entrance Hall to Flat

Radiator Power Point, Cupboard understairs

### Front Bedroom

14'x15'6 (4.27mx4.72m )

14' Excl range of wardrobes with mirror fronted doors 15'6 into large double glazed bay window. Power points, Radiator, Consumer unit in cupboard.

### Back Bedroom

13' excl recesses s x 10'10 (3.96m excl recesses x 3.30m)

radiator, Power points, double glazed window.

### Lounge (off Hall)

15' x 12'2 max depth (4.57m x 3.71m max depth)

Radiator, power points.

### Shower / W.C. off Lounge

9'2 x 4'7 (2.79m x 1.40m)

Fully tiled, Large shower cubicle, with Rainhead Shower unit, low level wc suite, Double glazed window, Vanity Washbasin Matching tiled floor, heated towel rail.

### Kitchen opening off lounge

9'9 max x 10 max (2.97m max x 3.05m max)

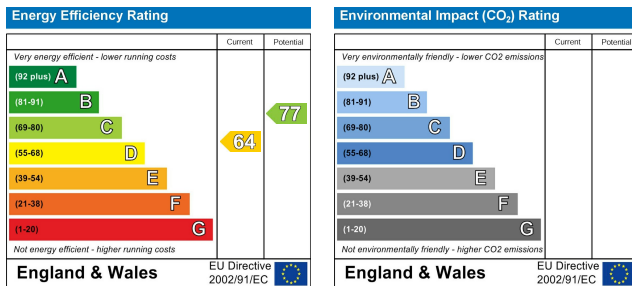
Newly fitted base units wall cupboards, Gas hob, Electric Oven, Stainless excavator unit. Stainless steel sink. Tiled floor. Power Points. Wall mounted boiler for Central heating and hot water. Recess for fridge/ freezer. Recess for dishwasher. recess for washing machine. Double aspect room with double glazed window and door to garden.

### Rear garden

Compact rear garden laid to lawn and gate new fence to left hand boundary, Hose tap, Shed.

### Front Garden

Small front garden area



**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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