



- Ground Floor Flat
- Two Bedroom
- Rear Garden
- Close to Town

Douglas Road, Herne Bay, CT6 6AF

£215,000 | Share of Freehold | Tax Band B





Full Description

Description

Welcome to your new home in the charming seaside town of Herne Bay! We are delighted to present this exquisite two-bedroom ground floor flat, perfectly situated for a comfortable and convenient lifestyle. Located in close proximity to the town centre, this property is a gem that combines modern living with coastal tranquility.

Upon entering through the communal hallway, you'll immediately notice the well-maintained condition of this residence. The property boasts a share of the freehold, providing you with a sense of ownership and stability. As you step into the spacious lounge at the front, you'll find the ideal space for relaxation and entertaining, adorned with ample natural light that creates a warm and inviting atmosphere.

The layout of the flat is thoughtfully designed, placing the second bedroom in the middle for added privacy. Moving further into the heart of the home, the kitchen welcomes you with its functionality. From here, a delightful lean-to extends the living space seamlessly, offering a perfect spot for a utility area or enjoying the morning sun. Beyond the lean-to lies a charming garden, providing a private outdoor haven for you to unwind.

At the rear of the property, discover the main bedroom, a peaceful retreat ensuring restful nights and also includes the bathroom that completes the layout with modern fixtures and fittings, providing convenience.

Herne Bay itself is a coastal haven with its picturesque seafront, charming promenade, and a bustling town centre. Enjoy leisurely strolls along the pier, explore local shops, and indulge in the vibrant community atmosphere. With excellent transport links and an array of amenities nearby, this two-bedroom ground floor flat in Herne Bay is a rare find, combining comfort, convenience, and coastal charm. Don't miss the opportunity to make this delightful property your new home!

Approximate Room Sizes

LOUNGE 15'4"max x 13'11" (4.7m x 4.0m)

KITCHEN 11'4" x 7'5" (3.49m x 2.31m)

BEDROOM ONE 13'8" x 11' (4.23m x 3.36m)

BEDROOM TWO 12'8" x 7'11" (3.93m x 2.17m)

BATHROOM 8'7"max x 5'2" (2.66m x 1.6m)

LEASE We understand from the seller(s) the lease is for 125 years from 2014. We understand from the seller(s) the ground rent is TBC and the maintenance is pay as you go.

WHAT TO DO IF YOU HAVE A PROPERTY TO SELL If you're interested in buying a property and have one to sell, don't worry - we're here to help! Our estate agents can provide you with a free property valuation and assist you throughout the selling process. We understand that selling a property can be stressful, which is why we offer this service to make things easier for you. We're committed to providing you with a seamless buying and selling experience, and we're always here to help. So why wait? Get in touch with us today and let us guide you through the process!

WHAT TO DO NEXT To view our properties, please book an appointment beforehand. If you make an acceptable offer, please note that we require some documents from you before taking the property off the market. These include a copy of your identification, a copy of your mortgage agreement in principle, proof of deposit, and proof of cash if you're purchasing without a mortgage. If you're using

funds from a related sale, we'll need the name of your selling agent, and the name of your solicitor, who will act for you in the purchase. Once we have all these, we can remove the property from the market.

NOTE Please note that sizes and dimensions provided are approximate and may vary from the actual measurements.

CONTACT 112 High Street, Herne Bay, CT6 5JY T: 01227 362248
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GROSS INTERNAL AREA
FLOOR PLAN 70.9 m² (763 sq.ft.)
TOTAL : 70.9 m² (763 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

