KE









Hertford House, 5 Beacon Hill, Herne Bay, Kent, CT6 6AT

£270,000

- Seafront Within Strolling Distance
- Stunning Sea Views
- Two Bedrooms
- Second Floor Apartment

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

info@kimberestates.co.uk
kimberestates.co.uk

5 Beacon Hill, Herne Bay CT6 6AT

Beautifully presented two bedroom second floor apartment located in the sought after Beacon Hill. Directly opposite the beach, Hertford House has long been considered a wonderful place to live and this particular residence enjoys far reaching, elevated coastal views. Having been updated to a high standard throughout, the internal presentation is really impressive with a contemporary kitchen and bathroom, decor has been thoughtfully and tastefully selected. With lots of ample light, there is also the benefit of parking to the rear of the building. Herne Bay centre is just a short stroll away and the town has a wonderful selection of lovely tea rooms independent shops alongside a wonderful promenade with historic bandstand and clocktower.

2 1 1

Council Tax Band: C







SECOND FLOOR

Lounge/Diner
18' 11" x 10' 3" (5.77m x 3.12m) Windows to front and side providing sea views, storage heater.

Kitchen
13' 1" x 10' 5" (3.99m x 3.17m) Matching wall and base units with complementary work surfaces over, splash backs, one and a half bowl sink and drainer unit, electric hob and oven, wine fridge, integral fridge freezer, window to rear.

Bedroom One
16' 5" x 10' 3" (5.00m x 3.12m) Window to side, heater.

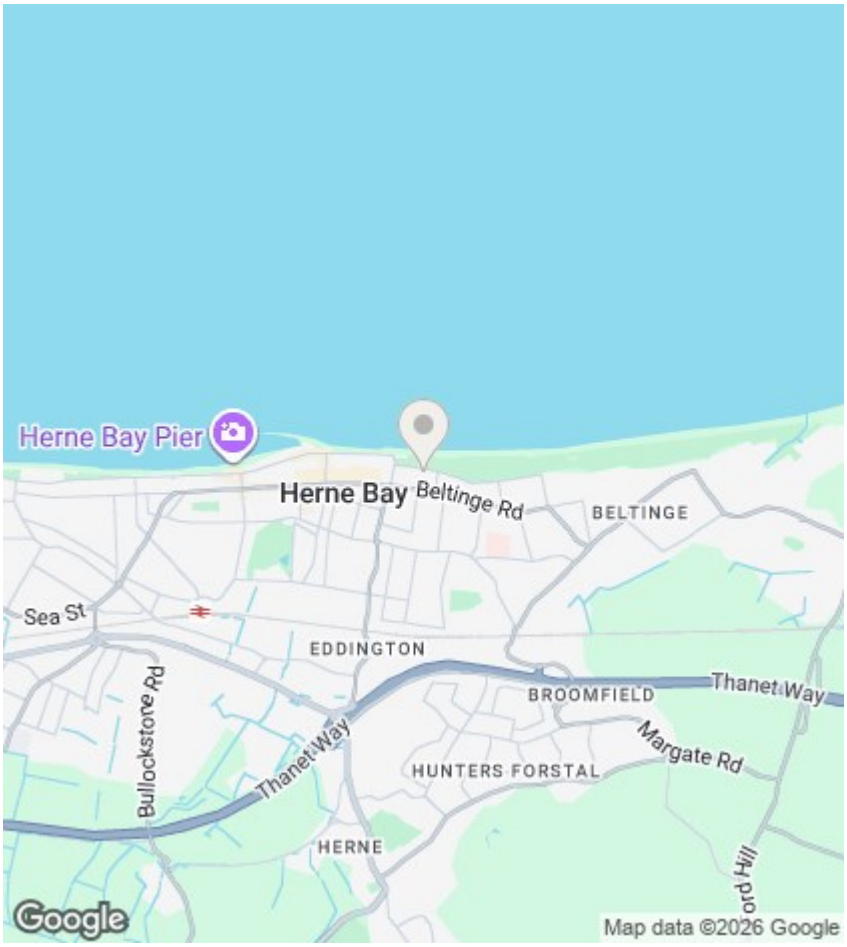
Bedroom Two
10' 11" x 8' 10" (3.33m x 2.69m) Window to front providing sea views, heater.

Bathroom
Panelled bath with shower over, low level WC and wash hand basin set in vanity unit, heated towel rail, partially tiled walls, double glazed frosted window to side.

Parking
Parking for one vehicle in car park to rear of building.

Council Tax Band C
NB: At the time of advertising these draft particulars are awaiting approval from our sellers.

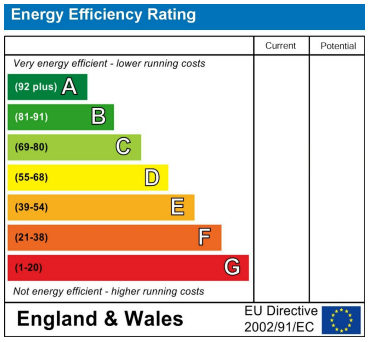
Leasehold Information
We are advised by the sellers of the following charges: Service Charge is £500 paid twice yearly on 1st of March and September includes building insurance, window cleaner, gardener, communal cleaners and ground rent. Length of Lease - 994 years.

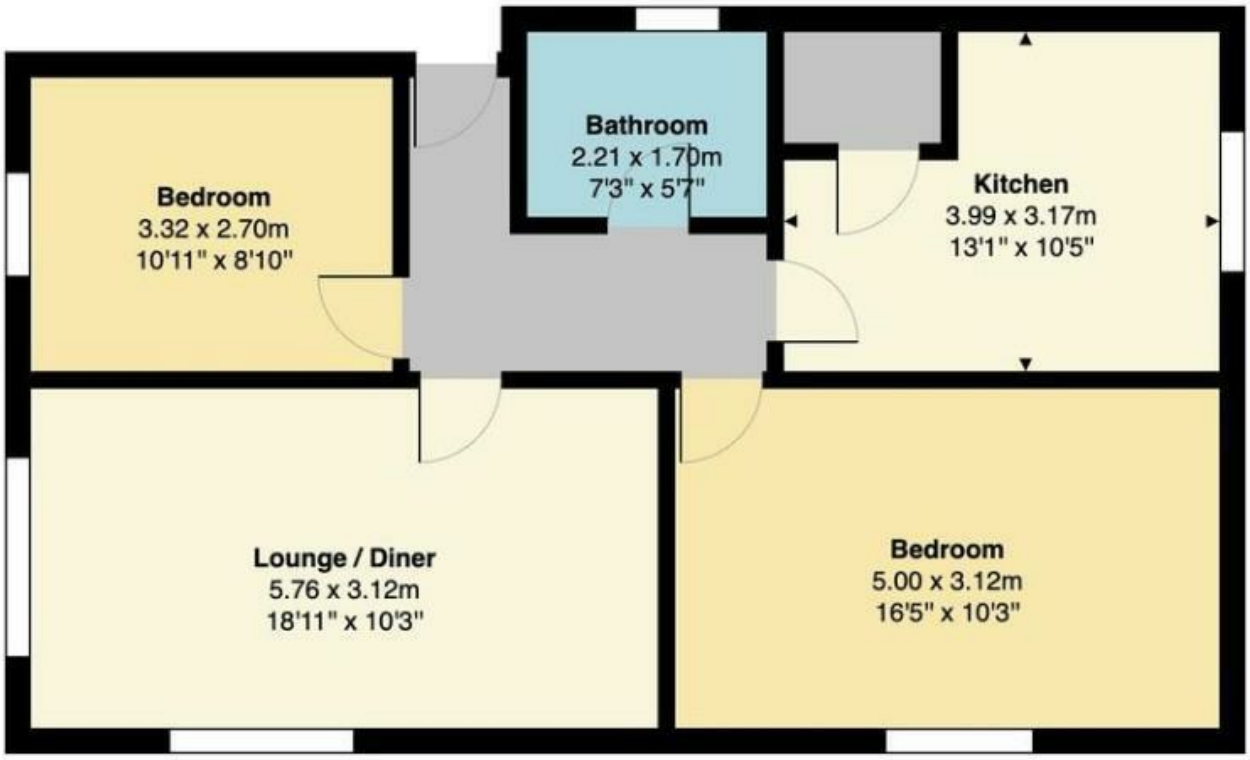


Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:





Total Area: 68.0 m² ... 732 ft²

All measurements are approximate and for display purposes only

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

info@kimberestates.co.uk
kimberestates.co.uk