

# KE



## Flat 3, 83 Central Parade, Herne Bay, Kent, CT6 5JQ

£175,000

- One bedroomed first floor flat
- Centrally located close to amenities
- Internal viewing comes highly recommended
- Panoramic sea views from lounge
- Perfect first home or investment opportunity

# Flat 3, 83 Central Parade, Herne Bay CT6 5JQ

Located in the heart of Herne Bay, this charming one-bedroom first-floor flat on Central Parade offers a delightful living experience with stunning panoramic sea views from the lounge. The property features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat is ideally situated in a central location, providing easy access to a variety of local amenities, including shops, cafes, and recreational facilities, making it perfect for those who enjoy the convenience of urban living by the coast. This property is an excellent opportunity for first-time buyers, investors, or those seeking a holiday rental, given its desirable location and appealing features.

With one bedroom and a well-appointed bathroom, this flat is designed for comfortable living. Internal viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Whether you are looking to settle down or invest, this property is sure to impress.



Council Tax Band:



## **Communal hallway**

First floor

## **Hallway**

## **Lounge/diner**

17'1' x 14'5'

Bay window to front, cupboards into alcoves,  
fireplace

## **Kitchen**

7'9' x 6'7'

Window to rear, sink and drainer with selection of  
cupboards and draws under

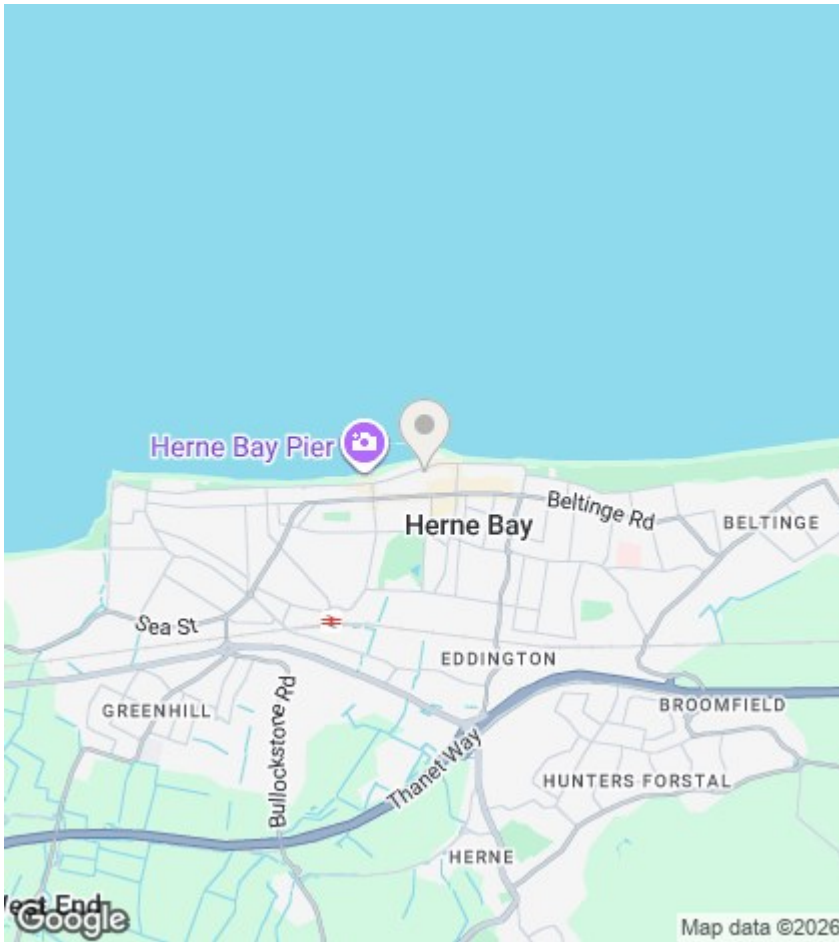
## **Bathroom**

Panelled bath, low flush wc, wash hand basin

## **Bedroom**

10'9' x 9'1'

Window to rear



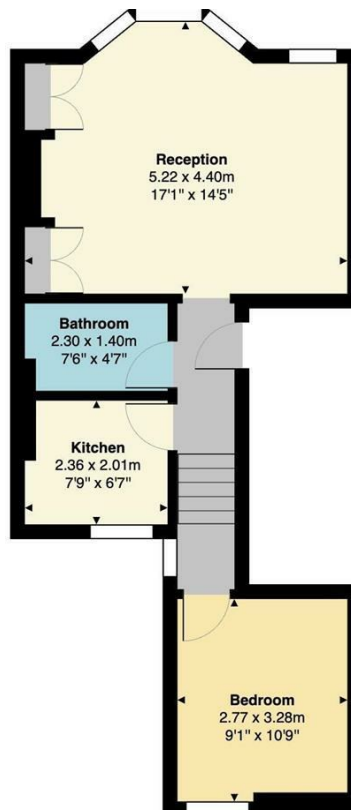
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 43.5 m<sup>2</sup> ... 468 ft<sup>2</sup>

All measurements are approximate and for display purposes only