

# KE



Appt 4, 41 Central Parade, Herne Bay, CT6 5HZ

£375,000

- 2 bedoomed first floor flat with lift access
- Vacant possession with no onward chain
- Centrally located to town and amenities
- Panoramic sea views with private balcony
- Secure gated off street parking

# 41 Central Parade, Herne Bay CT6 5HZ

Located in the heart of Herne Bay, this delightful two-bedroom first-floor flat offers a unique opportunity to enjoy coastal living at its finest. With panoramic sea views that can be admired from your own private balcony, this property is perfect for those who appreciate the beauty of the seaside.

The flat boasts an open plan lounge, kitchen, and dining area, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining. Natural light floods the space, enhancing the warm and welcoming feel of the home. The modern kitchen is well-equipped, making it a joy to prepare meals while enjoying the stunning views.

Convenience is key, as this property comes with lift access, ensuring easy movement between floors. Additionally, the gated secure off-street parking provides peace of mind for residents with vehicles. With vacant possession and no onward chain, this flat is ready for you to move in and make it your own without delay.

Whether you are looking for a permanent residence or a holiday retreat, this property offers a perfect blend of comfort, style, and location. Don't miss the chance to experience the charm of Herne Bay and the tranquility of seaside living.



Council Tax Band:

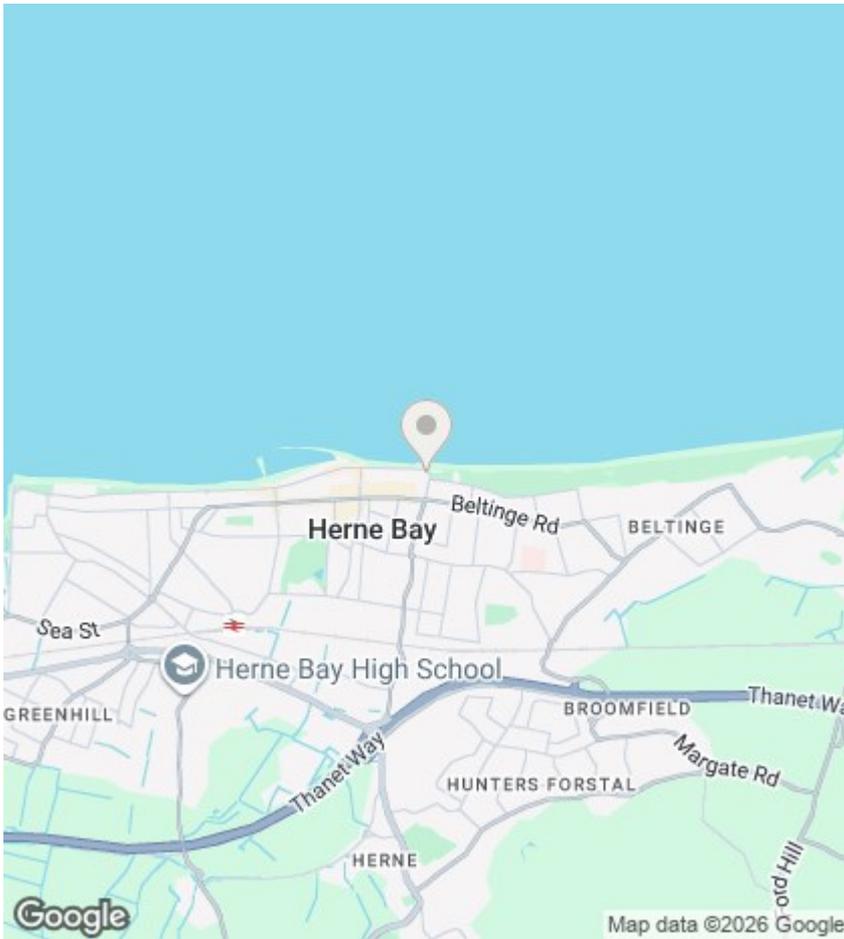


**Kitchen/lounge/diner**

**Bedroom 1**

**Bedroom 2**

**Bathroom**



## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	



Flat 4, 41 Central Parade, Herne Bay