

# KE



1a Bognor Drive, Herne Bay, Kent, CT6 8QP

£210,000

- Chain Free Sale
- Close To Seafront, Shops And Railway Station
- Lovely, Private Rear Garden
- Nicely Presented Throughout
- Perfect First Time Buy

# 1a Bognor Drive, Herne Bay CT6 8QP

## CHAIN FREE SALE.

This delightful ground floor apartment presents an excellent opportunity for those seeking a coastal retreat. The property boasts its own sunny garden, perfect for enjoying the warm summer days or hosting gatherings with friends and family.

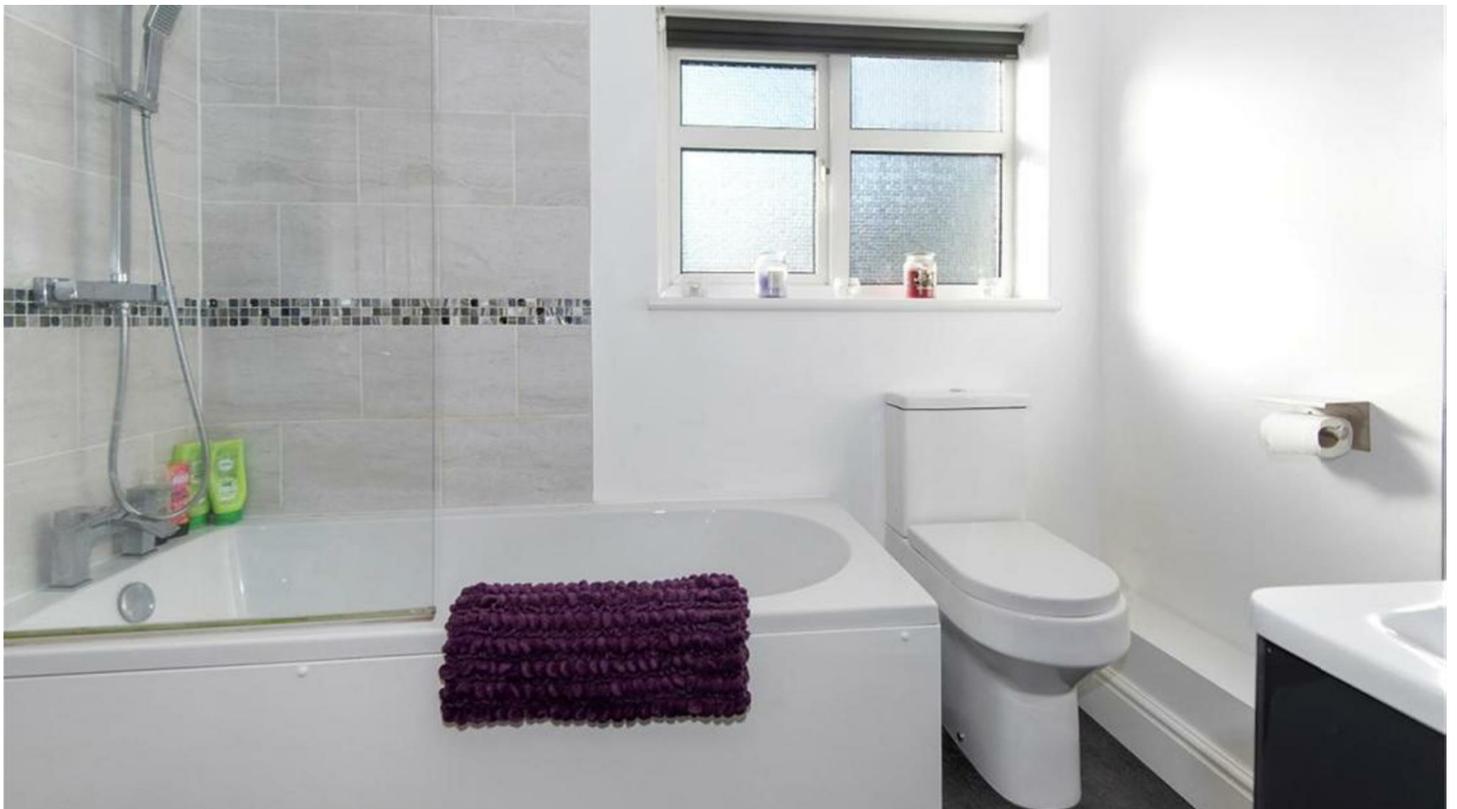
One of the standout features of this home is its enviable location, just a stone's throw from the beach, allowing for leisurely strolls along the seafront and the chance to embrace the vibrant coastal lifestyle. Additionally, the nearby railway station offers high-speed links to London, making it an ideal choice for commuters or those who wish to explore the capital with ease.

This property is being offered for sale chain free, providing a smooth and straightforward purchasing process. We are advised by our sellers that there is 130 years remaining on the lease, you can enjoy peace of mind knowing that this home has a long and secure future ahead.

Whether you are a first-time buyer, a downsizer, or looking for a holiday home, this ground floor apartment in Herne Bay is a wonderful opportunity not to be missed. Embrace the coastal living experience and make this charming property your own.



Council Tax Band:



## **Ground Floor**

### **Communal Entrance Hall**

### **Bedroom One**

15'3 x 11'2

### **Lounge-Diner**

15'3 x 11'2

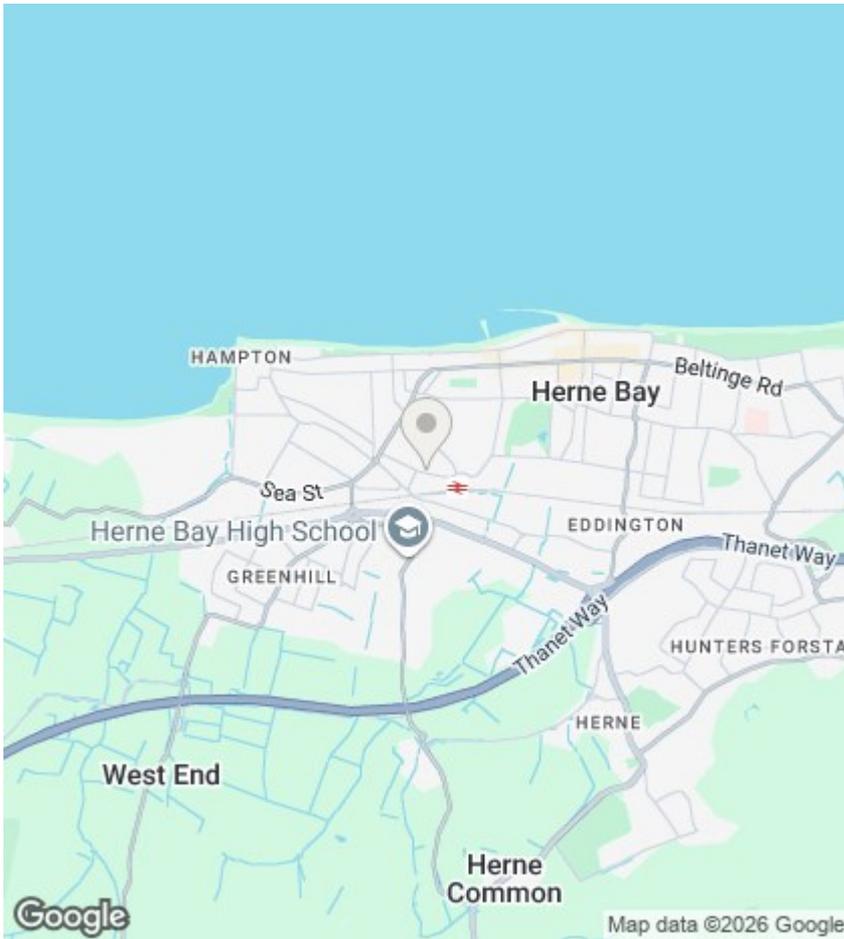
### **Kitchen**

13'5 x 7'1

### **Bathroom**

### **Outside**

### **Rear Garden**



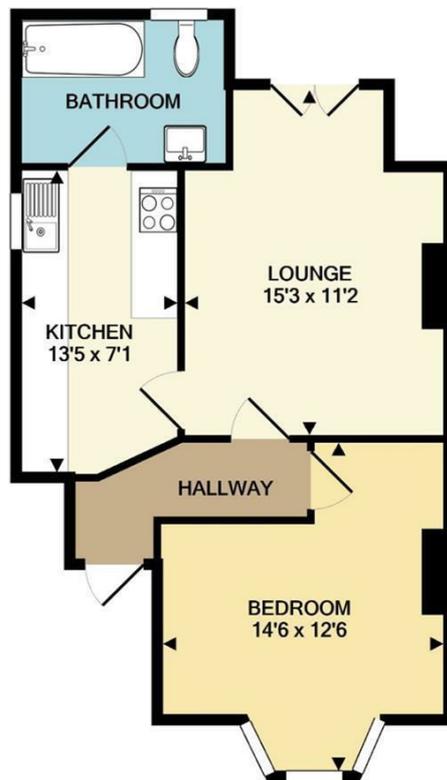
## Viewings

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>		64	75
(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 APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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