

KE



3, Bay View Central Parade, Herne Bay, CT6 5JQ

£265,000

- Two Bed Maisonette
- Vacant Property with No Onward Chain
- Immaculate Condition Throughout
- Allocated Parking Space
- Sea Views with Balconies from Bedrooms
- Share of Freehold

Bay View Central Parade, Herne Bay CT6 5JQ

Located in the heart of Herne Bay, this immaculate two-bedroom maisonette on Central Parade offers a delightful blend of comfort and convenience. With no onward chain, this property is ready for you to move in and make it your own.

As you enter, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The two well-appointed bedrooms boast stunning sea views, allowing you to wake up to the soothing sights and sounds of the coast. The property also features a modern bathroom, ensuring that all your needs are met.

One of the standout features of this maisonette is the allocated under-cover gated parking space, providing you with peace of mind and easy access to your vehicle. The central location means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and the beautiful beach, making it an ideal spot for those who enjoy a vibrant community lifestyle.

This property is in immaculate condition throughout, making it a perfect choice for first-time buyers, investors, or anyone looking to downsize without compromising on quality. With its charming features and prime location, this maisonette is a rare find in Herne Bay. Don't miss the opportunity to own a piece of coastal living in such a desirable area.



Council Tax Band: B



GROUND FLOOR

Kitchen/Lounge/Diner

19'3' x 17'7'

Front door, window to front, sink and drainer with selection of cupboards and draws under, fitted hob and oven, dishwasher, fridge, freezer, washer dryer, cupboard under stairs, stairs to first floor

FIRST FLOOR

Landing

Cupboard

Bedroom One

12'3' x 9'8'

Doors to balcony

Bedroom Two

10'4' x 8'2'

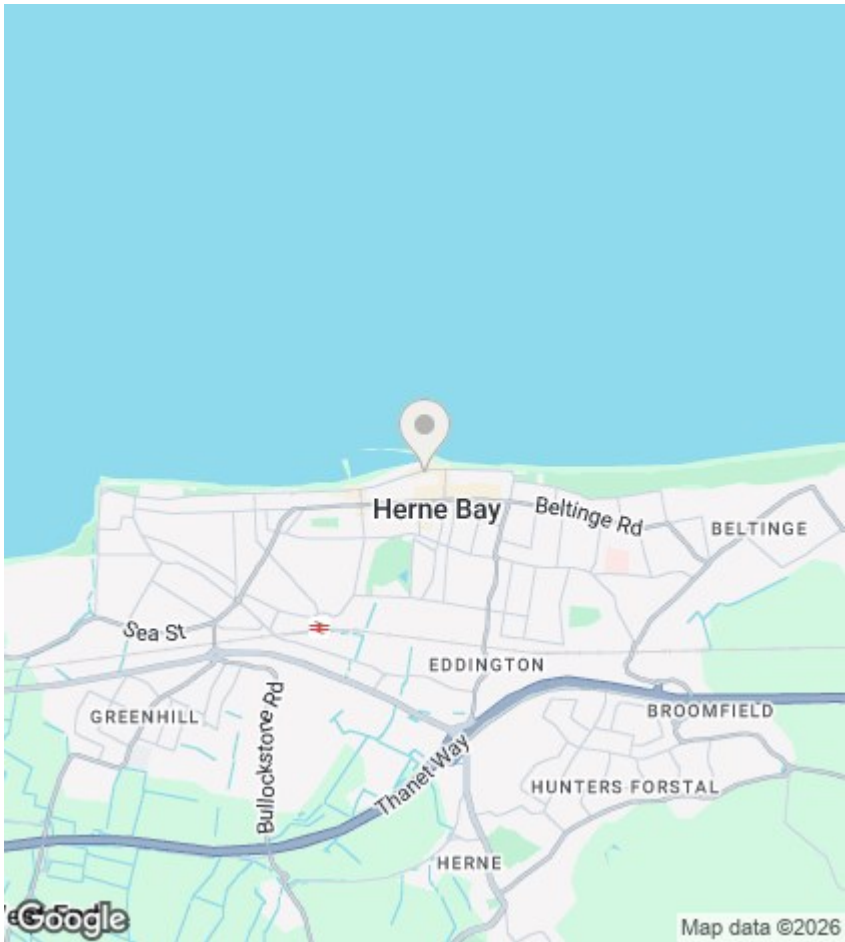
Doors to balcony, fitted cupboards/wardrobe

Bathroom

Panelled bath, low flush wc, wash hand basin

COUNCIL TAX BAND B

NB: At the time of advertising these are draft particulars awaiting approval of our sellers.



Viewings

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

EPC Rating:

C

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



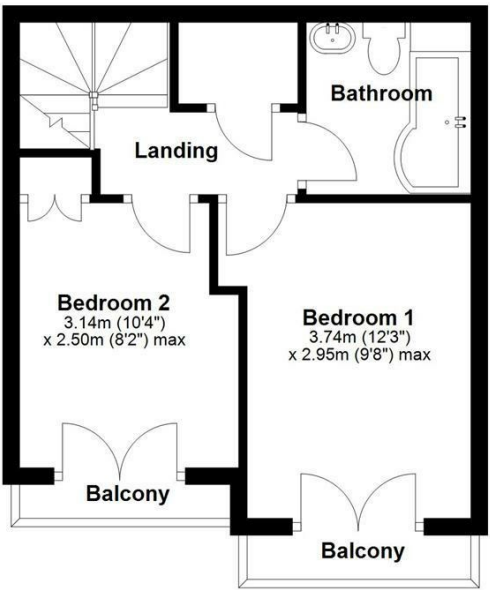
Ground Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 59.5 sq. metres (640.3 sq. feet)