

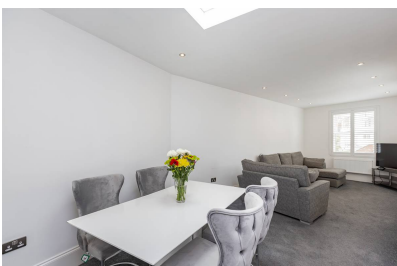


NAEA Licensed Estate Agents

# Herne Bay

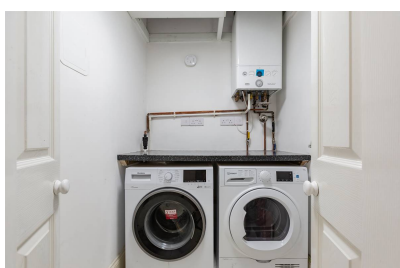
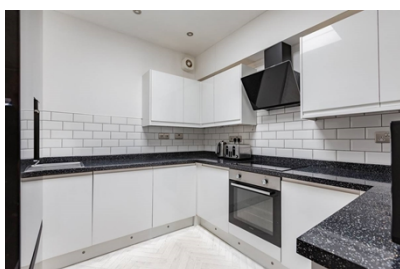
Richmond Street, Herne Bay, Kent, CT6 5LU

## £240,000



**STUNNING SEA VIEWS** - A substantial apartment situated on its own first floor at Richmond House with incredible sea views and covering an impressive 929 sq ft (86.37 sq m).

You are greeted by a spacious entrance hall which leads through to a large lounge/diner with large windows providing wonderful sea views. The kitchen is well planned and has a separate utility room which adds further versatility.



## Property Information

**STUNNING SEA VIEWS** - A substantial apartment situated on its own first floor at Richmond House with incredible sea views and covering an impressive 929 sq ft (86.37 sq m).

You are greeted by a spacious entrance hall which leads through to a large lounge/diner with large windows providing wonderful sea views. The kitchen is well planned and has a separate utility room which adds further versatility. All three bedrooms are of a good size and the 'Master' benefits from an en-suite and also has stunning sea views.

The property is perfect for those looking for a weekend retreat or given its location, a lucrative holiday let opportunity.

The property also benefits from having a share of the freehold and pets are also allowed. Take advantage of this excellent opportunity and book your viewing today.

### Location:

Endless coastal walks are enjoyed from the door step with popular cycle paths leading as far as Whitstable & Birchington. Herne Bay town centre is just yards away where you will find a good range of independent boutiques and mainstream outlets. A variety of coffee shops, cafes and restaurants are also nearby with leisure amenities including rowing, sailing and yacht clubs along with a swimming pool and cinema. The harbour town of Whitstable is only 6 miles distant which enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The Cathedral city of Canterbury is 9 miles away with its theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Excellent transport links are nearby with Herne Bay mainline train station being 1.5 miles away providing direct links to London Victoria in approximately 85 minutes as well as the high speed Javelin service to St Pancras from Canterbury West in approximately 56 minutes. Easy access to the A299 is 1 mile away providing road links to London via the M2.

## Approved Property Details

### Entrance Hall

Power points. Radiator. Audio entry system.

### Lounge/Diner 27' 6 x 10' 4 (8.39m x 3.15m )

Windows to front and side overlooking sea views. Four radiators. TV point. Phone point. Power points.

### Kitchen 9' 10 x 9' 2 (3m x 2.8m )

The kitchen is planned with a matching range of wall and base units arranged on three walls. Inset stainless steel sink unit. Work surfaces, Electric hob with extractor hood above and built-in fan assisted electric oven below. Power points. LED downlighters. Roof skylight window.

### Utility Room 5' 2 x 4' 4 (1.58m x 1.33m )

Work surface. Power points. Plumbing for washing machine and space for tumble dryer. Wall mounted combination 'Ideal' gas boiler supplying hot water and central heating.

### Bedroom One 12' 9 Widening to 16'5 x 12' 5 (3.89m x 3.79m )

Windows to front and side overlooking sea view. Two radiators. power points. Door to en-suite.

### En-Suite 8' 9 x 3' 2 (2.67m x 0.97m )

Suite in white comprising fully tiled shower cubicle with electric shower, wash hand basin set into vanity unit and close coupled WC. Chrome heated towel rail. Tiled walls. LED downlighters. Extractor fan.

### Bedroom Two 10' 0 x 9' 10 Shortening to 9'5 (3.05m x 3m )

Window to side. Radiator. Power points. LED downlighters.

### Bedroom Three 12' 9 x 6' 0 (3.89m x 1.83m )

Window to front. Radiator. Power points. TV point.

### Bathroom 8' 3 x 5' 10 (2.52m x 1.78m )



Suite in white comprising panelled L-shape bath with shower unit over bath and screen to side. Wash hand basin set into vanity unit. Close coupled WC. Chrome heated towel rail. Tiled walls. Frosted window to side. LED downlighters.

### Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

### Heating

Central heating is provided by a gas fired boiler situated in the utility room and hot water radiators as indicated in these particulars.

### Windows

The windows are generally of UPVC double glazed sealed units.

### Tenure

The property is to be sold leasehold with a share of the freehold.

Service Charge: £120 per month (£1,440) per annum.  
The lease runs for 999 years from 25 December 2022.

### Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42

### Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

### Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

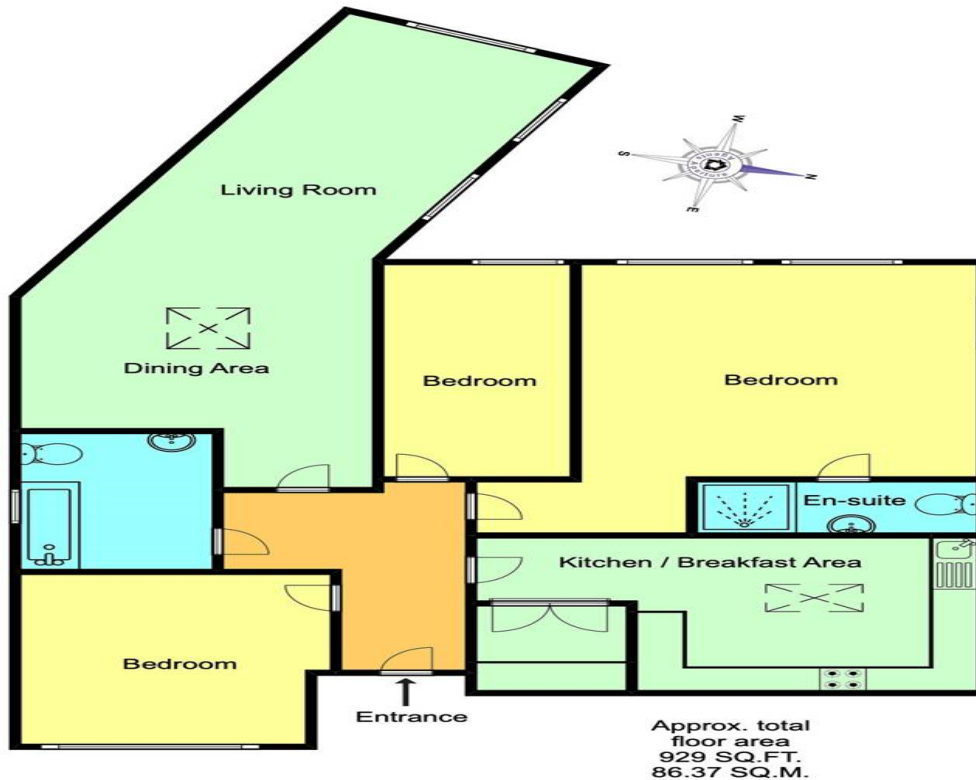
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.

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For a free valuation of your property contact the number on this brochure.







Approx. total floor area  
929 SQ.FT.  
86.37 SQ.M.

**Disclaimer**

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



# Energy performance certificate (EPC)

FLAT 9 RICHMOND HOUSE 1 RICHMOND STREET HERNE BAY CT6 5LU	Energy rating <b>B</b>	Valid until: <b>21 October 2031</b>
		Certificate number: <b>8969-2233-1850-1969-1222</b>

Property type	Top-floor flat
Total floor area	89 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

