



2 Marine House, 31 Central Parade

2 Marine House

, Herne Bay

A GEORGIAN SANCTUARY WITH SEA VIEWS & GARAGE! Miles and Barr are delighted to bring to the market this beautifully and deceptively large seafront apartment set over two floors, amongst a private courtyard. The apartment has been maintained to a high standard by the current owner and boasts spacious rooms with high ceilings and original features. As you walk into the apartment you find a lounge with amazing sea views, followed by a dining room, cloakroom and modern kitchen. Downstairs there is a spacious hallway which could be utilised as a study or reading room along with a master bedroom with en suite shower, a further bathroom and a double and a single bedroom with french doors leading to the private courtyard. This property is also being sold with no onward chain. Early viewing is highly recommended to appreciate what this apartment has to offer. \nProperty Overview -

- Master En-Suite
- Split Level
- Private Courtyard
- No Forward Chain
- Feature Fireplaces
- Garage
- Direct Sea Views
- Period Apartment





External

Entrance

Bedroom One

Dimensions: 3.96m x 5.99m (13'0" x 19'8").

Bedroom Three

Dimensions: 1.88m x 2.97m (6'2" x 9'9").

Bathroom

Dimensions: 2.13m x 1.68m (7'0" x 5'6").

Dinning Room

Dimensions: 3.05m x 3.84m (10'0" x 12'7").

Lounge

Dimensions: 6.27m x 4.22m (20'7" x 13'10").

Bedroom Two

Dimensions: 2.72m x 3.02m (8'11" x 9'11").

Courtyard

Dimensions: 4.90m x 2.01m (16'1" x 6'7").

En-Suite

Dimensions: 1.68m x 1.27m (5'6" x 4'2").

Kitchen

Dimensions: 5.08m x 2.92m (16'8" x 9'7").





Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure