



**FLAT 12 NORLANDS 16 BEACON HILL**  
**HERNE BAY**

**£700 PCM**



- Sea Views
- Close To Town Centre and Seafront
- Would Suit a Quiet, Mature Tenant

- New Carpets and Redecorated
- GCH
- Secondary Glazing

## ABOUT

**\*SEA VIEW TOP FLOOR FLAT\*** Miles and Barr are pleased to bring to the market this recently redecorated one bedroom top floor flat on Beacon Hill. Situated on the top of Herne Bay Downs and just a few minutes walk to the town centre, cinema, swimming pool complex and seafront, this property is a must view. Accommodation comprises of large lounge with sea views, kitchen/diner also with views, double bedroom and bathroom. Property has also been newly refurbished including new flooring throughout. Sorry no pets. Council tax band B. Due to the nature of the other tenants in the building, the landlord is seeking a quiet, mature person/couple.

## LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also 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 City of Canterbury is approximately eight miles distant with its Cathedral, 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.

## DESCRIPTION

Lounge 14'7" x 13'4" (4.47 x 4.07)

Kitchen 14'7" x 6'10" (4.47 x 2.10)

Bedroom 1 14'8" x 11'10" (4.49 x 3.62)

Bathroom 8'1" x 6'9" (2.48 x 2.07)



136 High Street, Herne Bay, Kent, CT6 5JY

t. 01227 740840 e. [lettingsenquiries@milesandbarr.co.uk](mailto:lettingsenquiries@milesandbarr.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	48	76
EU Directive 2002/91/EC		

