



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Flat 2, 64, Mickleburgh Hill, Herne Bay, CT6 6DX

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION



To Let

Flat 2, 64, Mickleburgh Hill, Herne Bay, CT6 6DX

- Striking Edwardian First Floor Apartment
- Two Generously Proportioned Bedrooms
- Bright & Airy Open Plan Living Area
- Exceptionally High Ceilings
- Original Fireplace & Elegant Sash Windows
- Within Walking Distance Of The Seafront
- Close To Town Centre & Train Station
- Excellent High Speed Links To London



SITUATION:

The bustling seaside town of Herne Bay has a wide range of amenities with good shopping facilities, a selection of schools including a specialist sports college, an excellent choice of leisure activities and an historic pier. The town also boasts a rowing and sailing club, a football club in the Kent league, a local cinema, and a swimming pool.

The picturesque Memorial Park also has tennis and basketball courts, a small lake, a children's play area and a sports field. There is a mainline railway station with a regular service to London Victoria and St. Pancras and the town enjoys excellent road links with the A299 (Thanet Way) providing access to both the coast and London via the A2/M2 motorway network.

The nearby cathedral city of Canterbury is just five miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands

alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The popular seaside town of Whitstable is just six miles away and famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names.



DESCRIPTION:

A striking Edwardian first-floor apartment on sought-after Mickleburgh Hill, Herne Bay. Positioned on the desirable Mickleburgh Hill in the charming seaside town of Herne Bay, this impressive two-bedroom Edwardian apartment occupies the first floor of a handsome early 1900's residence.

Boasting a commanding façade with exposed brickwork, original wooden sash windows, and a gated front garden, the property exudes period charm from the moment you arrive.

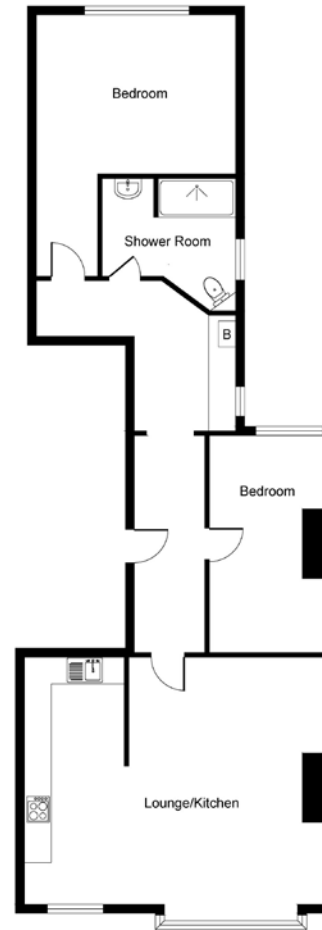
Stone steps lead up to a classic front door, setting the tone for what lies within. The communal entrance is elegant and welcoming, featuring a decorative plaster archway adorned with intricate corbels and an original balustrade that leads gracefully to the upper level.



Apartment No. 2 is spacious and full of character, offering exceptionally high ceilings, open-plan living spaces, and beautiful period features, including original fireplaces.

The entrance hallway leads through to a bright and airy main living area, bathed in natural light from four tall, uniform sash windows. This versatile space comfortably accommodates cooking, dining, and relaxing. At one end, a sleek kitchenette includes a built-in cooler, hob, and a stainless-steel sink with mixer tap. To the rear, the apartment offers two well-proportioned bedrooms and a contemporary shower room. The principal bedroom enjoys a peaceful rear aspect, making it an ideal retreat.

This unique apartment combines timeless Edwardian character with modern functionality—perfect for those seeking charm, light, and location by the sea.



TOTAL FLOOR AREA: TBC



EPC RATING
D



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected
Unfurnished

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

