WILBEE & SON

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22 Charles Street, Herne Bay, Kent, CT6 5JF



Grade 2 listed building (listed in 1951) standing on a prominent corner site , of historical interest . Available and sold as seen as an Unfinished Project offered with no forward chain . Currently used a retail shop with living accommodation on the ground and first floors . Literally just off the Mortimer Street precinct and just yards away from the main High street and seafront ...Serious cash purchasers only please, proof of finance /funds etc required before any viewing . VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY ...

£425,000 Freehold

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Corner shop ground floor
26'0" x 11'2" (7.95m x 3.41m)
Main shop door on corner , power points , lighting , gas meter , additional service door to Charles Street , inset historic restored bakers oven feature ,(not in use anymore but must not be removed from the premises) ,door to accommodation

Entrance door (off Little Charles Street)
Entrance Hall to main accommodation

Front Reception Room
12'2" x 10'3" (3.71m x 3.13m)
feature fireplace (not currently in use) , power points tv point

Kitchen /Breakfast room
10'11" x 10'8" (3.34m x 3.27m)
modern worktop , base units , sink unit, plumbed for washing machine , range cooker , cupboard under stairs , door to rear room

Dining Room / Rear reception room
16'11" x 10'2" (5.18m x 3.12m)
Unfinished room , spacious area , vaulted ceiling ideal for a number of uses , door to garden /courtyard /parking area

First Floor Landing
access to roof space

Bedroom (east)
12'2" x 8'2" (3.71m x 2.49m)
original fireplace (not in use) power points ,

Bedroom (west)
12'0" x 11'5" max width (3.67m x 3.49m max width)
boarded fireplace, power points

Corner Bedroom (north /west)
11'4" x 9'9" (3.45m x 2.97m)
power point

Bedroom (north)
10'11" x 8'7" (3.33m x 2.62m)
power point

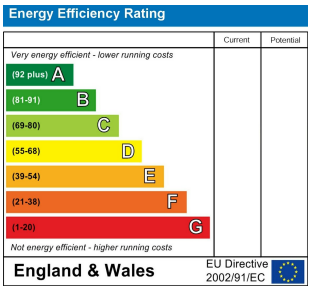
Bathroom/ wc
10'11" x 8'7" (3.33m x 2.62m)
Roll top bath with mixer taps , pedestal wash basin , low level wc suite , gas boiler for hot water only , historical loading door with window , limited sea view

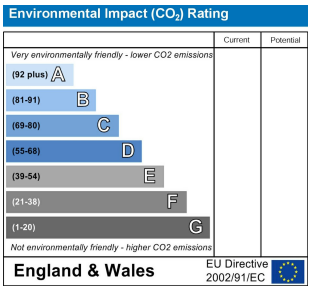
Gated Rear Courtyard
9'6" x 8'5" (2.9m x 2.57m)
ideal parking area with some garden , patio and decking area , measuring approx 5.58m x 4.3m , Brick shed in court yard ideal for storage 2.9m x 2.57 m

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Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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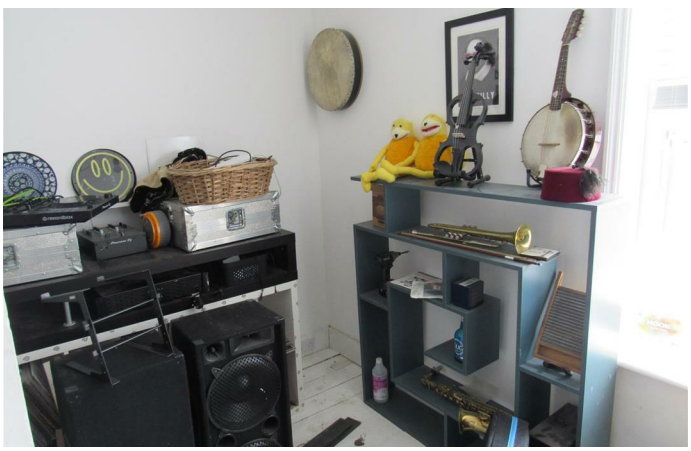






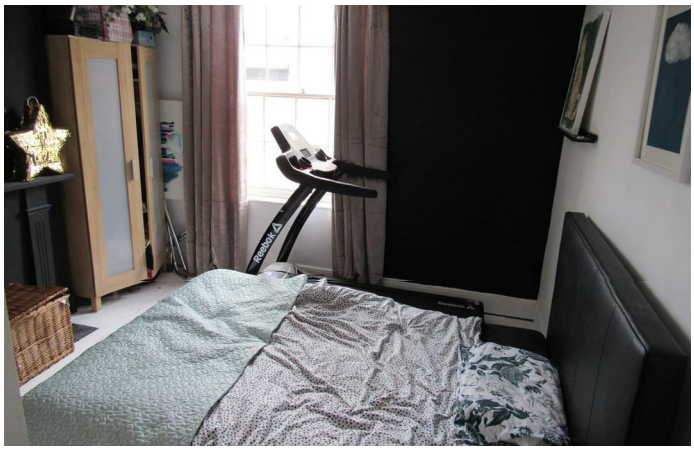






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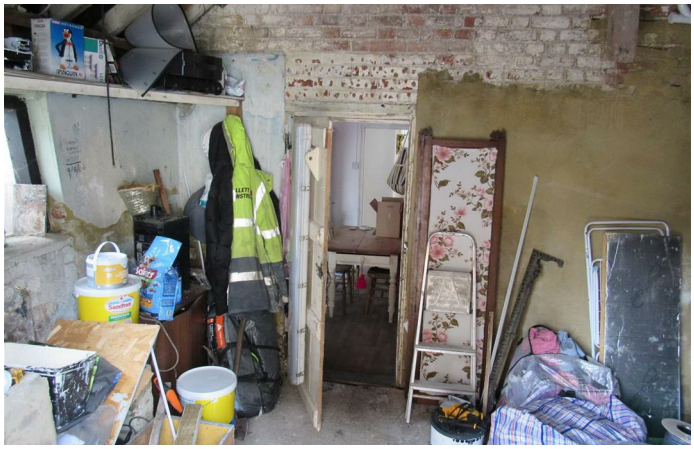
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