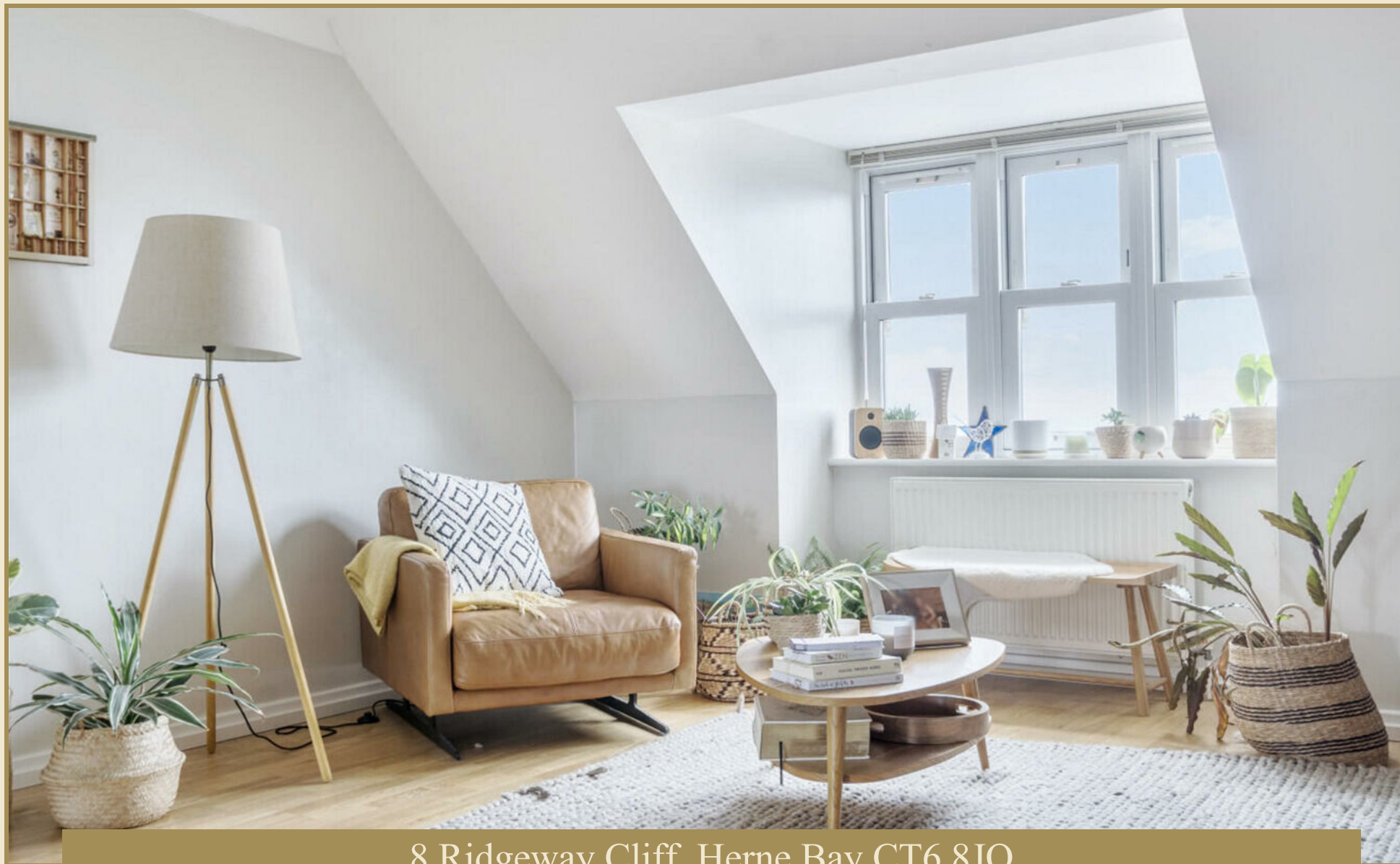




GUILDCREST ESTATES



8 Ridgeway Cliff, Herne Bay CT6 8JQ





GUILDCREST ESTATES

## Ridgeway Cliff, Herne Bay CT6 8JQ

**£375,000**

\*\*\*Guide Price £375,000 - £400,000\*\*\*

Located within the highly regarded Ridgeway Cliff development in Herne Bay, this beautifully presented penthouse apartment offers 1,248 sq. ft. of well-planned living space.

The large open-plan reception is a real feature, complete with engineered oak flooring and side-facing sea views that create a bright and inviting atmosphere. The adjoining kitchen is finished to a high standard with granite worktops, a breakfast bar, electric oven and gas hob — perfectly suited to modern living.

There are two generous double bedrooms and two contemporary bathrooms, ensuring both comfort and convenience. The property also comes with the benefit of a share of the freehold, adding long-term security.

An allocated parking space adds further appeal, while the minimal service charges keep ongoing costs low. With the seafront just moments away, this penthouse combines modern design with coastal living in a prime Herne Bay location.

### **Kitchen / Reception Room**

34' x 18'4" max (10.37 x 5.58 m max)

### **Bedroom 1**

18'6" x 17' (5.63 x 5.19 m)





**Bedroom 2**  
15'9 x 9'10 max (4.80 x 3.00 m max)

**Bathroom**





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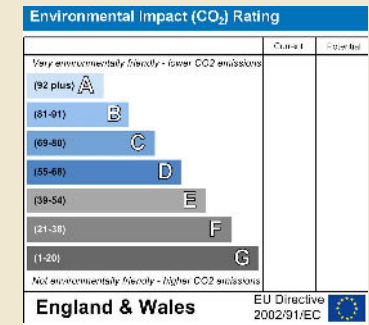
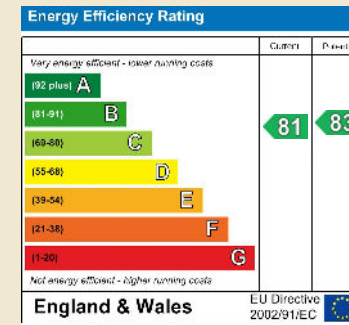
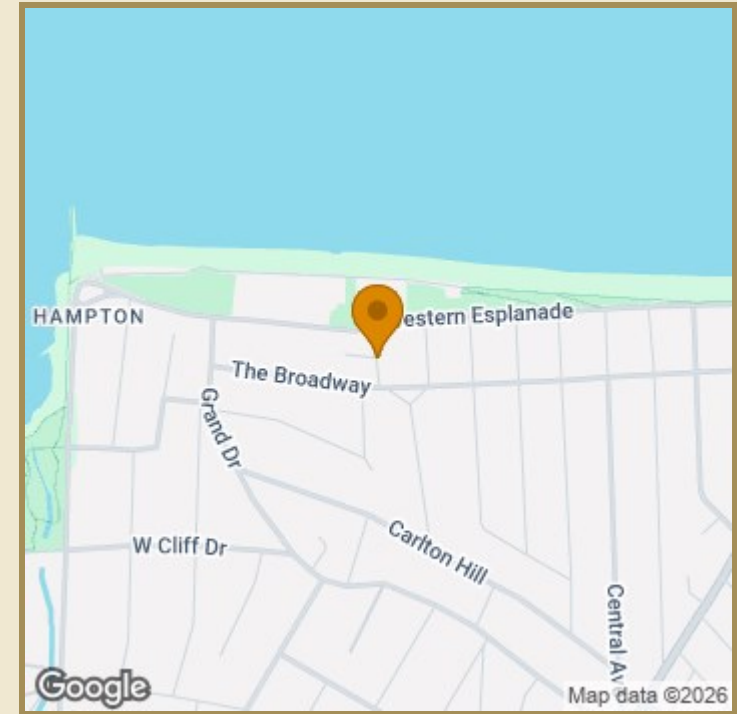
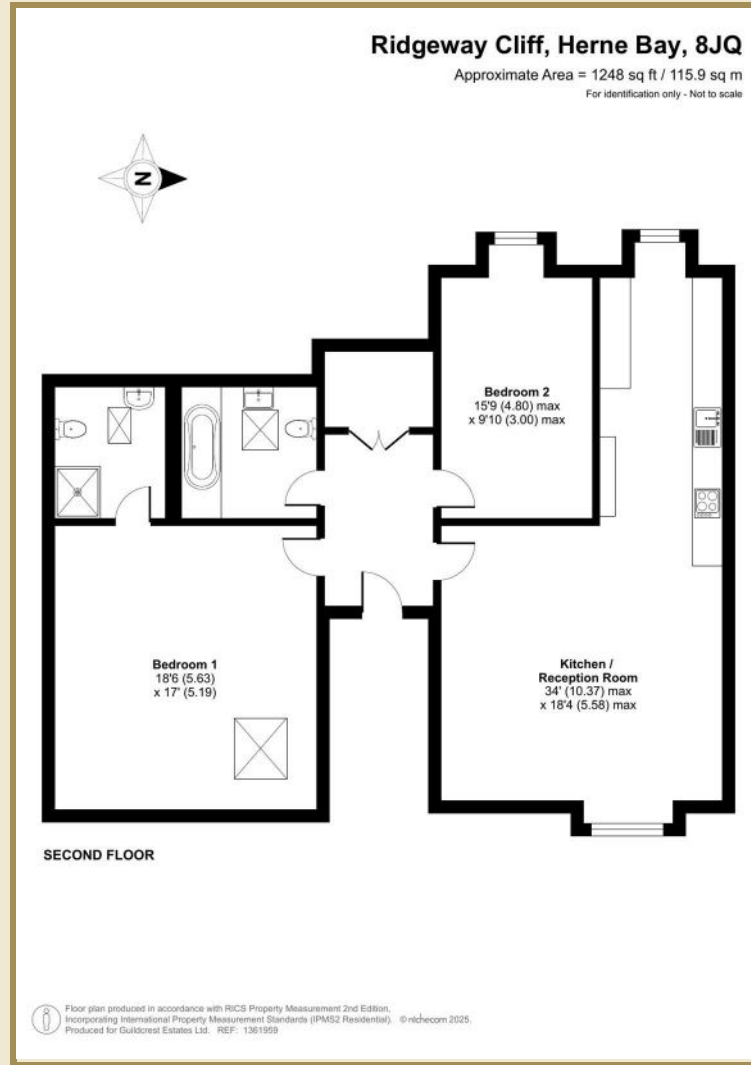
### Key Features

- Luxury two-bedroom, two-bathroom penthouse apartment
- 1,248 sq. ft. of stylish accommodation
- Large open-plan living area with engineered oak flooring
- Modern kitchen with granite worktops, breakfast bar, electric oven and gas hob
- Side sea views from the reception room
- Allocated parking space
- Share of freehold
- Minimal service charges

### Important Information

Leasehold - Share of Freehold  
 Apartment  
 1248.00 sq ft  
 Council Tax Band D  
 EPC Rating B

£375,000



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