



Beltinge Road, Herne Bay





Edleweiss
87 Beltinge Road
Herne Bay
Kent
CT6 6HL



Description

Ground Floor

- Entrance Hall
- Kitchen/Breakfast Room
27'0 x 13'11
(8.23m x 4.24m)
- Cloakroom
- Lounge
13'6 x 10'11
(4.11m x 3.33m)
- Dining Room
16'9 x 10'8
(5.11m x 3.25m)

Annex Accommodation

- Lounge
13'5 x 10'5
(4.09m x 3.18m)
- Kitchen
8'11 x 11'10
(2.72m x 3.61m)
- Bedroom
12'8 x 9'6
(3.86m x 2.90m)
- Bedroom
11'9 x 10'7
(3.58m x 3.23m)

First Floor

- Landing

- Bedroom/Games Room
24'2 x 19'9
(7.37m x 6.02m)
- En-suite Shower Room
- Bedroom
16'7 x 11'6
(5.05m x 3.51m)
- Bedroom
15'5 x 10'6
(4.70m x 3.20m)
- Bedroom
10'2 x 9'9
(3.10m x 2.97m)
- Bedroom
15'5 x 6'3
(4.70m x 1.91m)

- Family Bathroom

External

- Front Garden - Laid to lawn with flower and shrub borders
- Rear Garden - Via electric gates and providing ample parking and a large detached garage with central heating
- Garage
25'7 x 15'3
(7.80m x 4.65m)

Property

A stunning five bedroom detached family home with a two bedroom annex, situated in a desirable and highly sought-after location just a short walk to the seafront. This spacious family home offers flexible and beautifully presented accommodation having been lovingly refurbished by the present owners. The property is entered via an oak panelled hallway with staircase rising to the first floor and door to a separate dining room. At the rear of the property there is an open-plan lounge, dining area and a fitted kitchen with granite work surfaces and integrated appliances. There is a cloakroom and access to the rear garden. The annex is located on the ground floor with a separate entrance boasting two bedrooms, a bathroom, a kitchen and lounge. On the first floor, there is a large master bedroom (currently arranged as a cinema room) with en-suite shower room with an air conditioning unit. There are four further bedrooms and a superbly fitted family bathroom. Externally, the front garden is laid to lawn with flower and shrub borders with the rear garden having electric gates, ample parking and a large detached garage with central heating. Herne Bay town centre is within easy reach where you will find a variety of shops, bars and restaurants, as well as the popular beach and seafront. Herne Bay also has a mainline railway station providing a regular service to London and road links via the A299 Thanet Way which leads onto the M2 Motorway are within easy access.



Our Time Here

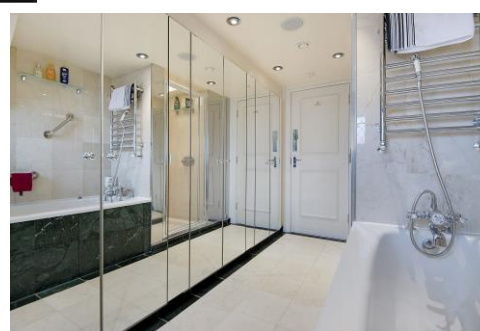
We first came across the property some 17 years ago now. We were living in Chestfield at the time and looking for a larger property to accommodate a relative coming to live with us. As soon as we bought the house we gutted it out and had everything replaced.

We have a huge kitchen that opens up into a lounge; it's a real living space and is ideal for entertaining and spending time with family and friends. It's a very social space and everyone always gathers in there. The garden is also large, in fact once we had a marquee out there and held a party for 60 people!

The whole property is very spacious but also provides plenty of room for individuals to have time to themselves, which has been an important factor for us. The self-contained annexe is ideal if you have an elderly relative, teenager or grown up child that wants to live close but retain their independence.

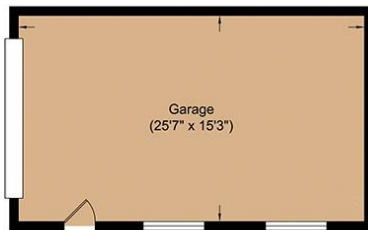
The location here is ideal. The bus stop is right outside, which ideal for trips into town or children travelling to nearby schools. The house is situated on a quiet road, but we are just one street away from the clifftops, and it is wonderful to go out walking the dog along the coastline. The town is full of independent shops, and Estuary View shopping centre is just 10 minutes down the road.

We've had seventeen very happy years here with some wonderful parties and gatherings. Now it's just the two of us, we are looking to downsize, but we will look back on our time here with fond memories.

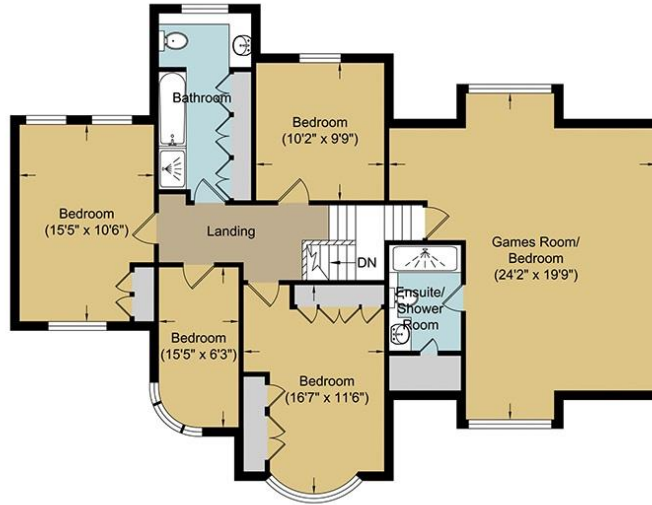




Ground Floor
Approximate Floor Area
1454.42 sq. ft.
(135.12 sq. m)



Garage
Approximate Floor Area
390.40 sq. ft.
(36.27 sq. m)



First Floor
Approximate Floor Area
1088.23 sq. ft.
(101.10 sq. m)

TOTAL APPROX FLOOR AREA 2933.05 SQ. FT. (AREA 272.49 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.
Total area includes garage.

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	65	73
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	59	67
EU Directive 2002/91/EC		



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Important Notice:
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.