



Reculver Road, Herne Bay





15 Reculver Road
Herne Bay
Kent
CT6 6LG



Description

Ground Floor

- Porch
- Hallway
- Family Room
14'11 x 11'10
(4.55m x 3.61m)
- Lounge
14'10 x 13'11
(4.52m x 4.24m)
- Study
11'10 x 11'0
(3.61m x 3.35m)
- Kitchen/Breakfast Room
18'5 x 13'11
(5.61m x 4.24m)
- Dining Room
13'4 x 11'10
(4.06m x 3.61m)
- Shower Room
- Bedroom
14'11 x 11'10
(4.55m x 3.61m)
- Bedroom
14'1 x 11'4
(4.29m x 3.45m)
- Bedroom
13'1 x 11'10
(3.99m x 3.61m)
- Bedroom
11'10 x 11'1
(3.61m x 3.38m)
- Bathroom
- Shower Room

External

- Front/Driveway - Providing ample off-street parking
- Large Rear Garden - Beautifully landscaped with lawn, flower and shrub borders, summerhouse, garden shed and workshop

First Floor

- Landing
- Bedroom
14'1 x 13'11
(4.29m x 4.24m)

Property

An immaculate five double bedroom family home occupying a large beautifully landscaped plot, situated in a sought-after location within easy reach of the seafront and town centre. Offering generous well-proportioned flexible accommodation which has been maintained to a high standard by the present owners. The entrance vestibule leads to the hall with staircase rising to the first floor. There is a dual aspect lounge, second reception room, large study, shower room, dining room and a large family kitchen/breakfast room. On the first floor, there are five double bedrooms, a family bathroom and a separate shower room.

Externally, to the rear there is a large beautifully landscaped garden with lawn, flower and shrub borders, summerhouse, garden shed and workshop. The front garden is easily maintained providing ample off-street parking.

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 moved with our daughter into 15 Reculver Road in 1987 and have spent the last 30 years making it into our home. When we first looked at this house, we realised that it needed a great deal of work done on it, but saw plenty of potential.

We spend a lot of time in the kitchen, the heart of the home, which overlooks the garden, and enjoy watching the birds come and go. Neighbours are important and we are very lucky to have very good ones.

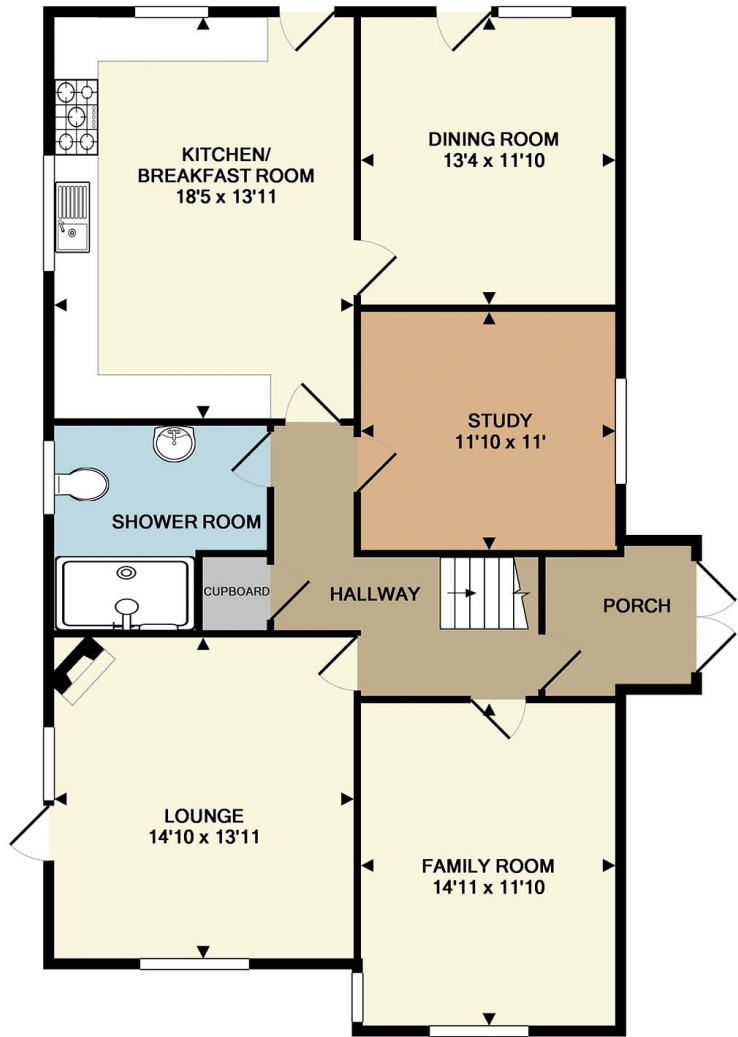
The house is about a 12-minute walk to Beltinge village where you will find a barber shop, hairdressers, Co-op, Post Office, paper shop, chemist, florist, garage and a pub. A very well supported Community Hall is central to the village.

Herne Bay Town has a variety of little cafes and lots of individual shops; the town is having a lot of alteration to rejuvenate the whole area. There is a Bandstand with a coffee parlour, along with a Library and museum. There is a good selection of local schools, infants to seniors and buses to Canterbury schools and the University.

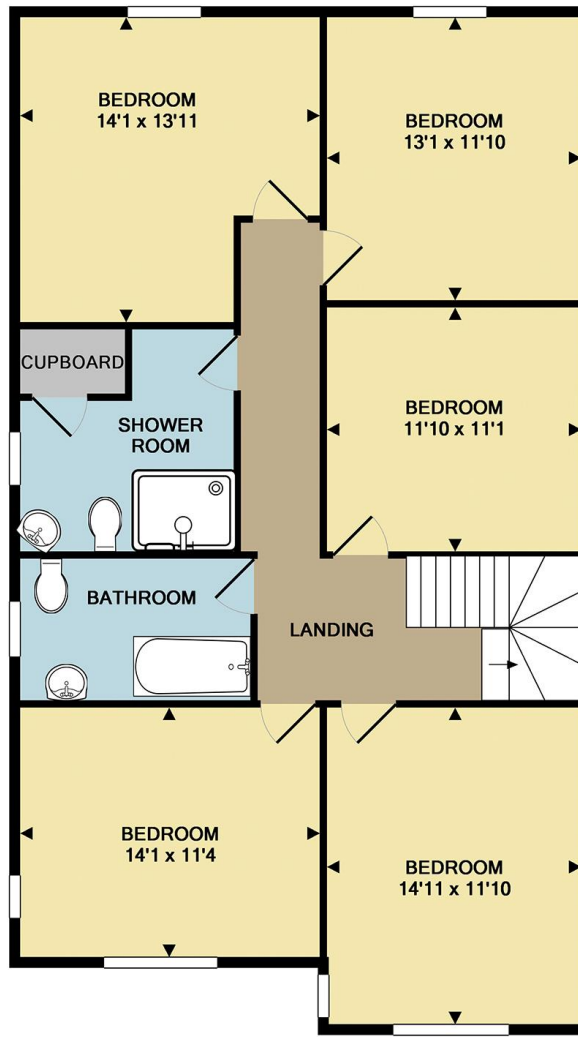
We like to visit the seafront which is about a 30-minute walk; in the summer the seafront gardens are full of colour and maybe one day soon the pier might meet up to the old pier head. The Pier is home to many events during the summer months such as the Herne Bay festival, and an airshow over the last few years has brought thousands to watch.

We will be sad to leave the house, but are looking forward to our adventure in Australia to be with our daughter and son-in-law.



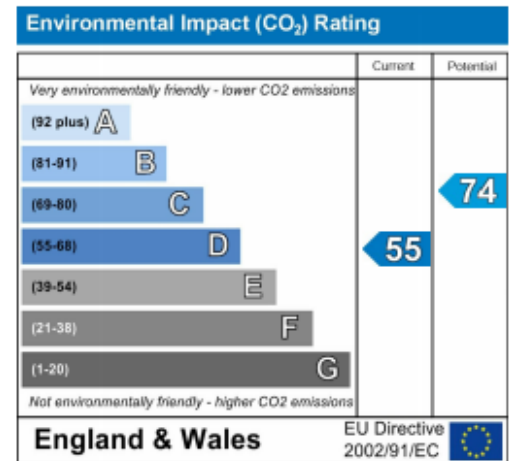
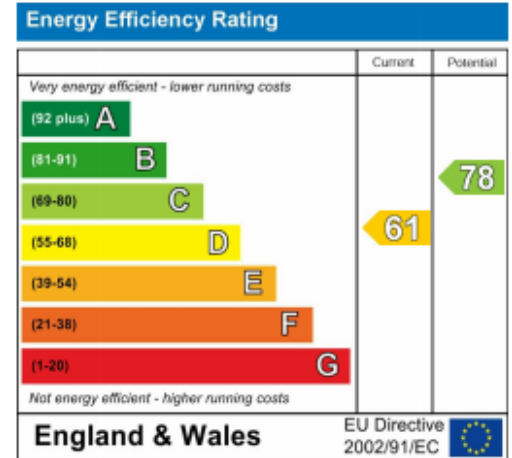


GROUND FLOOR
APPROX. FLOOR
AREA 1159 SQ.FT.
(107.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1135 SQ.FT.
(105.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2294 SQ.FT. (213.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Important Notice:

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