



12 Orchard Park Reculver Road, Herne Bay, Kent, CT6 6NX



WE ARE PLEASED TO OFFER THIS UNIQUE, LIFESTYLE , 2 BEDROOM STATIC HOME LOCATED ON THE EVER POPULAR RESIDENTIAL PARK IN THE VILLAGE OF BELTINGE , CONVENIENT FOR LOCAL SHOPS AND BUS ROUTE TO TOWN .IDEAL AREA FOR DOG WALKERS . JUST RECENTLY UNDERGONE A COMPLETE RE-DESIGN AND RE-FIT COVERING THE ORIGINAL ACCOMMODATION THROUGHOUT , ALL FINISHED TO A VERY HIGH LUXURY STANDARD .SO ENJOY THE OPEN PLAN LIVING SPACE WITH THE BENEFIT OF A FULLY EQUIPPED KITCHEN ,FULL MAINS FED GAS CENTRAL HEATING SYSTEM AND DOUBLE GLAZING . A SPECIAL BONUS FOR THE NEW OWNER(S)IS THE WALK-IN WARDROBE TO THE MASTER BEDROOM . HIGHQUEST PROPERTIES IS A PRIVATELY OWNED COMPANY AND THIS RESIDENTIAL SITE IS FOR ALL YEAR ROUND LIVING BUT AN AGE LIMIT OF 55 YEARS MIN. IS IN FORCE FOR EACH PERSON . PETS ARE ALLOWED WITHIN REASON .CURRENT (2024) SITE FEES PAYABLE ARE £174.16 PER MONTH WHICH INCLUDES THE WATER AND SEWERAGE BILLS . EXTRA ITEMS ARE INCLUDED IN THE SALE . CASH PURCHASERS ONLY ..

£330,000 Leasehold



Enclosed Entrance Porch

Double Glazed

Open Plan Kitchen/Dining Room/Lounge

Measured from the breakfast island in the kitchen into the main kitchen area is a maximum of 4.24m x 3.40m wide , the Lounge area is 5.89m deep x 3.49m wide . Newly installed fitted grey coloured range of base units and wall cupboards . Neff induction hob extractor unit over , integrated Neff oven with hide n slide oven door , warming tray feature .Integrated combi- microwave oven ,integrated dishwasher, integrated washing machine , recess and plumbed for an American style fridge/freezer , quality worktops with soft close drawer units , extra soft close drawers located in the breakfast island , New Baxi gas boiler housed in cupboard for central heating and hot water ,power points with usb connections, brick effect bevelled edge tiling . tv point , broad band and power points , radiators .

Inner Hall Area

power point

Bedroom 2

8'0" x 6'6" (2.44m x 2m)

radiator, power points ,door to garden

Master Bedroom

10'9" x 9'6" (3.28m x 2.9m)

Radiator , power points , tv point , walk-in wardrobe with cupboard, 2.57m x 1.93m

Bathroom/wc /Shower

8'11" x6'6" (2.73m x1.99m)

Panelled bath with mixer tap , low level wc suite, tiled shower cubicle ,heated towel rail, upright coloured wall radiator , mirror fronted wall cabinet, wall cupboard , tiling to walls

Front ,Rear and Side Garden Areas

Shed ,parking to side for cars /caravan ,parking to front ., side garden area available .



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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