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202 Reculver Road, Beltinge, Herne Bay, Kent, CT6 6PZ

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**202 Reculver Road, Beltinge, Herne Bay,
Kent, CT6 6PZ**

Guide Price £410,000 Freehold

A beautifully presented three bedroom semi-detached extended family home situated in the sought after Reculver Road just a 2 minute walk to the Saxon Shore Way & beach.

- Extended Three Bedroom Semi Detached Family Home
- **Potential To Extend – Subject To Planning**
- Beautifully Presented Throughout
- Three Reception Rooms
- Wonderfully High Ceilings
- Three Bedrooms
- Off Road Parking
- Gas Central Heating & Double Glazing
- Good Size Rear Garden

The front door opens to the porch and through to the entrance hall with stairs to the first floor. The sitting room & dining room have been knocked through which gives the rooms a very spacious feel. The sitting room has an open fire and a bay window overlooking the front garden and has some lovely period features such as coving and ceiling roses. The dining room leads through to the extension to the rear which is currently used as a guest bedroom but could make an ideal sun room or additional sitting room. There is a downstairs shower room comprising a shower, wash hand basin & w.c.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



The kitchen is fitted with a good range of wall & base units and has a built in electric oven & gas hob.

Upstairs, the landing has a large feature window to the side which floods the landing with natural light. There are three bedrooms, two of which are good size doubles. The family bathroom has been recently fitted and comprises a modern white suite.

Outside, the house is set back from the road behind its pretty front garden and driveway. Most of the garden lies to the rear and is fence enclosed and mainly laid to lawn with a recently installed patio to the end of the garden which catches most of the sun.

Beltinge offers a good range of amenities including a Post Office, Co-Op, pharmacy & dentist and benefits from excellent road links to the Thanet Way & A2/M2. Herne Bay railway station is just 2 miles. Reculver Primary School is less than a mile which is currently rated 'Outstanding' by OFSTED. The beach and seafront is just a couple of minutes walk from the property and boasts miles of shingle beach, stunning sunsets and miles of walks to Reculver, Herne Bay, Whitstable & beyond.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 9/1/25

Agent's Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property as it is owned by a member of staff

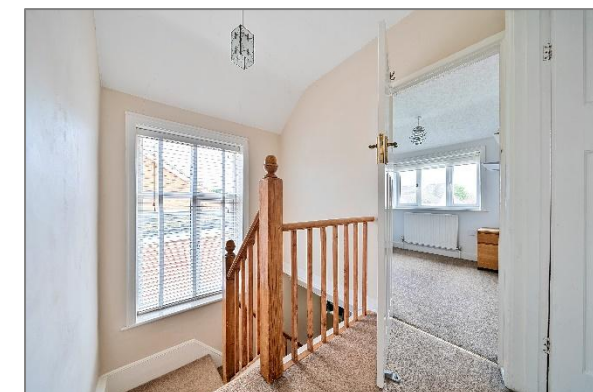
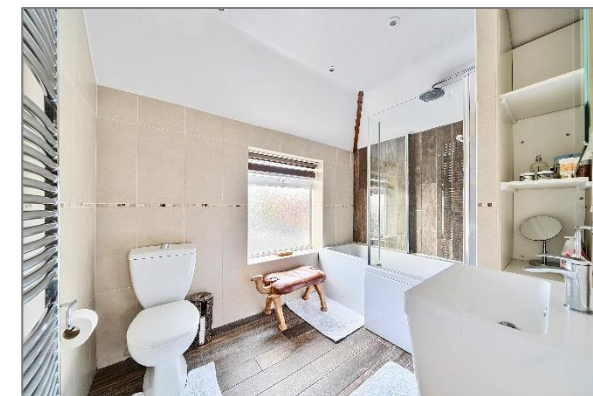
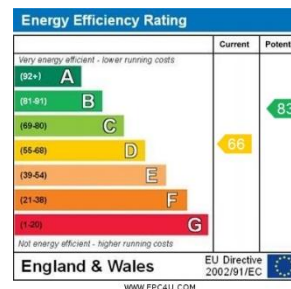


Approximate Area = 1160 sq ft / 107.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2025. Produced for Finns. REF: 1228261



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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