

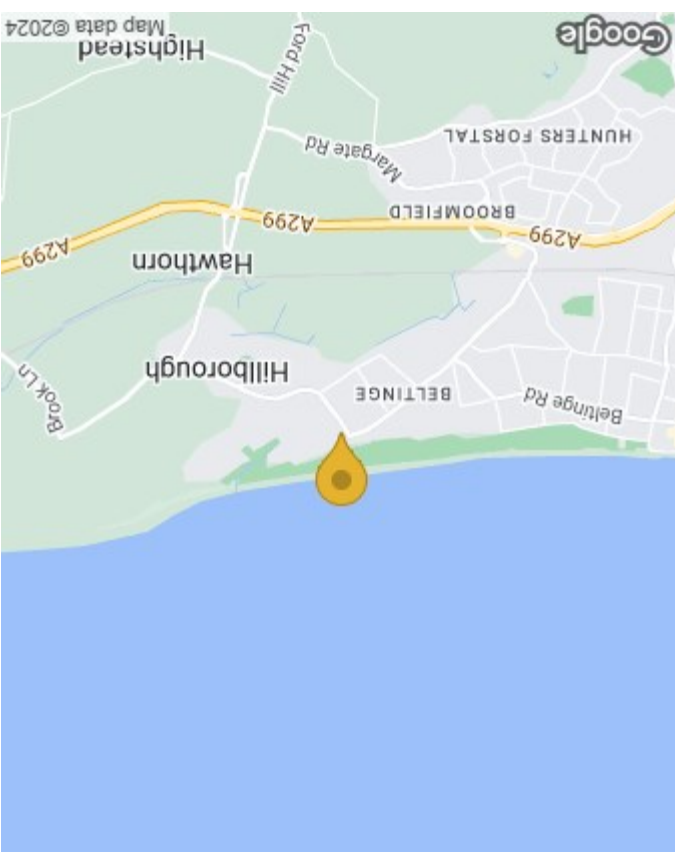


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

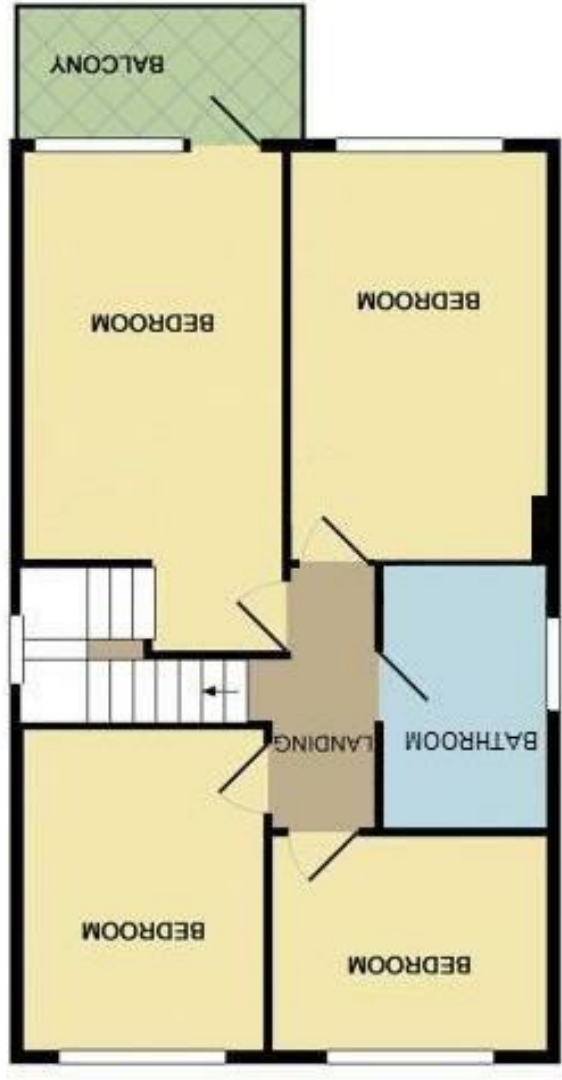
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current Potential
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A (plus)
(91-100)	A (plus)

England & Wales	
EU Directive 2002/91/EC	Current Potential
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A (plus)
(91-100)	A (plus)



FOR ILLUSTRATIVE PURPOSES ONLY



193 Reculver Road  
Beltinge, Herne Bay, CT6 6PZ



Working for you and with you

## 193 Reculver Road Beltinge, Herne Bay, CT6 6PZ

Appealing chain free sale for this refurbished home.

Significantly improved and enhanced throughout, the smart accommodation comprises a stylish kitchen/diner with high gloss contemporary units, integrated appliances, and access to the rear garden, spacious lounge with feature wood burning stove and ground floor cloakroom. On the first floor are four good size bedrooms; the principal bedroom is 17ft+ with access to a balcony. A contemporary four-piece bathroom completes the interior.

A useful integral garage may well lend itself to additional accommodation subject to all necessary consents.

The rear garden has been landscaped to create a tranquil haven away from the everyday hustle and bustle and the front garden recently blocked paved to accommodate several cars.

Situated in desirable Beltinge on the outskirts of Herne Bay town, this home is just minutes from cliff top walks along The Saxon Shore Way which forms part of the round Kent coastal trail.

A range of local amenities, including local stores and a Post Office, are approximately 0.2 miles, Reculver primary school (0.8 miles) and bus services to local towns just a minute or so on foot.

A super home, ready to move straight in.

### £475,000



#### Entrance

Upvc double glazed entrance door and window to the front front. Laminate flooring. Opening to the lounge.

#### Lounge

20'6" x 11'2" (6.25m x 3.40m)

Upvc double glazed windows to the front and side. Feature fireplace housing log burning stove. Radiator. TV point. Large under stairs storage cupboard. Inset ceiling speakers. Laminate flooring. Opening to the kitchen/diner and door to the inner hallway.

#### Kitchen/Diner

19'5" x 10'8" (5.92m x 3.25m)

Upvc double glazed windows overlooking the rear garden. Upvc double glazed French doors and further single door to the rear garden. Upvc double glazed high level window to the side.

Matching range of wall, base and drawer units. Worktop with inset white ceramic sink and mixer tap. Inset ceramic hob with extractor hood above. Fitted eye-level electric double oven and microwave. Integral washing machine, dishwasher and fridge/freezer. Two vertical Anthracite feature radiators. Inset ceiling speakers and downlighters. High gloss floor tiles.

#### Small Inner Hall

Stairs to first floor. Door to the cloakroom. Feature tiled floor.

#### Cloakroom

7'8" x 2'7" (2.34m x 0.79m)

Upvc double glazed window to the side. Suite comprising wash hand basin with vanity cupboard below and concealed cistern WC. Heated towel rail. Feature tiled floor.

#### Landing

Radiator. Loft access.

#### Bedroom 1

17'7" x 9'6" (5.36m x 2.90m)

Upvc double glazed door to the balcony with wrought iron railings. Upvc double glazed window to the front. Radiator. TV point. Laminate flooring.

#### Bedroom 2

14' x 9'5" (4.27m x 2.87m)

Upvc double glazed window to the front. Radiator. Laminate flooring.

#### Bedroom 3

11' x 8'9" (3.35m x 2.67m)

Upvc double glazed window overlooking the rear garden. Radiator. Laminate flooring.

#### Bedroom 4

10'3" x 8' (3.12m x 2.44m)

Upvc double glazed window overlooking the rear garden. Radiator. Laminate flooring.

#### Bathroom

9'5" x 5'5" (2.87m x 1.65m)

Upvc double glazed obscure window to the side. Suite comprising large walk-in shower with mains operated shower, fixed rainwater shower head and hand held shower attachment, bath with wall mounted feature mixer tap. wall mounted wash hand basin with vanity cupboard below and concealed cistern WC. Heated towel rail. Inset ceiling speakers. Fully tiled walls. Feature tiled floor.

#### Garage

Up and over door to the front. Power and light. Wall mounted Ideal gas central heating boiler.

#### Rear Garden

Extensive paved patio seating area. Raised decked seating area with pergola over. Lawn area. Established planting. External tap. Enclosed with fencing and pedestrian side gates.

#### Front Garden

Recently block paved driveway for several cars.

#### Tenure & Council Tax Band

Tenure : Freehold

Council Tax Band : Band E £2,684.94 2024/25 - we suggest interested parties make their own investigations.

#### Location & Amenities

A range of amenities are nearby in Reculver Road including a post office, Co-operative store, pharmacy and dental practice.

Herne Bay offers a selection of leisure and sports amenities including a sailing club, swimming pool and gym together with an array of retailers, supermarkets and schools.

Herne Bay train station is situated approximately 2.2 miles from where regular services run to the coast or London bound

The A299 is easily accessible merging with the M2/A2.

Draft Details Awaiting Approval

