KE







197 Reculver Road, Herne Bay, CT6 6PZ

Asking Price £300,000

- ** Price Range £300,000 to £325,000 **
- Village Location With Excellent Road Links, Clifftop Walks, The Beach and A Cluster of Shops
- Tons Of Scope To Extend And Improve.
- CHAIN FREE SALE
- 100' Rear Garden

106 High Street, Herne Bay, Kent, CT6 5LE
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* PRICE RANGE £300,000 TO £325,000 **

Situated in the heart of the sought-after village of Beltinge, this detached bungalow presents a fantastic opportunity for buyers looking for a property with space, versatility and considerable potential. Ideally positioned within easy reach of the village's local shops, beautiful clifftop walks and nearby beaches, the property also benefits from excellent bus links providing convenient access into the popular coastal town of Herne Bay, neighbouring Whitstable and the historic Cathedral City of Canterbury.

Having remained in the same ownership for over fifty years, this much-loved home has now come to the market offering a rare opportunity to acquire a property with exciting possibilities for the future. The existing accommodation is versatile and currently comprises two bedrooms, a spacious lounge, separate dining area, kitchen, bathroom, separate WC and a conservatory overlooking the garden.

One of the property's most notable features is the exceptionally generous loft space, which offers excellent scope for those considering further development, subject to the necessary planning permissions and building regulations. In addition, the overall size of the plot provides exciting potential for extending or

2 1 2 E

Council Tax Band: D





GROUND FLOOR

Entrance Hallway

Bedroom One
9'8 x 14 to bay

Bedroom Two
10'5 to bay x 11'5 max

Kitchen
8'6 x 8

Lounge
12'5 x 11'4

Dining Room
10'2 x 11

Bathroom

WC

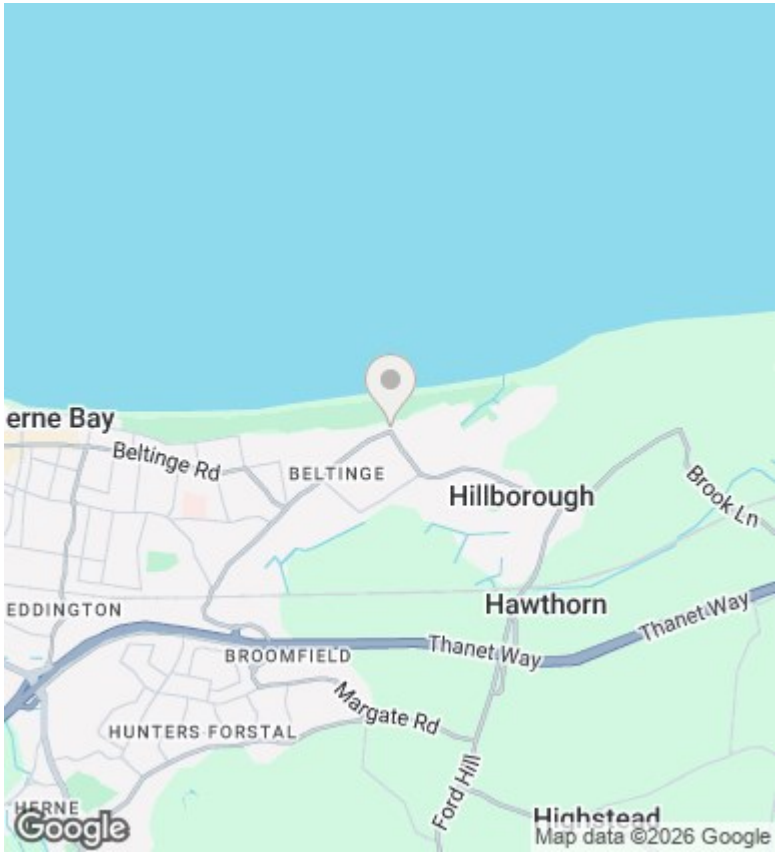
Conservatory
20'5 x 12

OUTSIDE

Rear Garden

Driveway



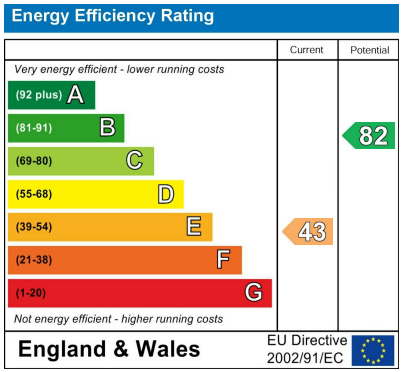


Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

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