

# KE



## 2 Belle Vue Road, Herne Bay, CT6 6BX

Offers In Excess Of £650,000

- Beautifully Presented Detached Family Home Offered with NO CHAIN AHEAD
- Stunning Fitted Kitchen/Diner with Integrated Appliances and a Spacious Dual-Aspect Lounge.
- Separate Study, Ground Floor Cloakroom, Double Garage and Ample Off-Road Parking.
- Sought-after Coastal Location just a Two-minute Walk from the Seafront.
- Four Generous Double Bedrooms, including One Bedroom with En-Suite, plus a Modern Family Bathroom.
- Partial Sea Views from the Two Rear Bedrooms and the Kitchen

## 2 Belle Vue Road, Herne Bay CT6 6BX

An exceptional opportunity to acquire this beautifully presented detached family home, offered for sale with no onward chain, and ideally situated in one of Herne Bay's most desirable residential locations, just a two-minute walk from the seafront. Believed to have been built in the late 1990s to early 2000s, the property has been thoughtfully updated to provide stylish, contemporary living while retaining the generous proportions expected of a wonderful family home.

The heart of the home is the stunning modern fitted kitchen/diner, complete with integrated appliances and offering an ideal space for both everyday family life and entertaining. The ground floor also benefits from a spacious dual-aspect lounge extending from the front to the rear of the property, creating a light and welcoming living space leading to a raised patio area. To complete the ground floor, there is a separate study, perfect for home working, and a convenient cloakroom.

To the first floor are four well-proportioned double bedrooms, one enjoying an en-suite shower room, all complemented by a modern family bathroom finished to a high standard.

Occupying a very generous plot, the property enjoys a secluded side and rear garden, ample off-road parking and a double garage, providing excellent storage and practicality. With the beach, coastal walks and local amenities just moments away, this outstanding home offers the perfect blend of space, comfort and coastal living. The property is offered for sale on a CHAIN FREE basis.



Council Tax Band: F



**GROUND FLOOR**

**Entrance Hall**

**Lounge**  
24'7 x 12'11

**Study**  
7'5 x 5'4

**Cloakroom**

**Kitchen-Diner**  
24'6 x 13'5

**Utility**  
7'4 x 4'8

**FIRST FLOOR**

**Bedroom One**  
17'7 x 9'11

**Ensuite Shower Room**

**Bedroom Two**  
13'6 x 11'11

**Bedroom Three**  
12'11 x 10'1

**Bedroom Four**  
12'11 x 9'7

**Shower Room**

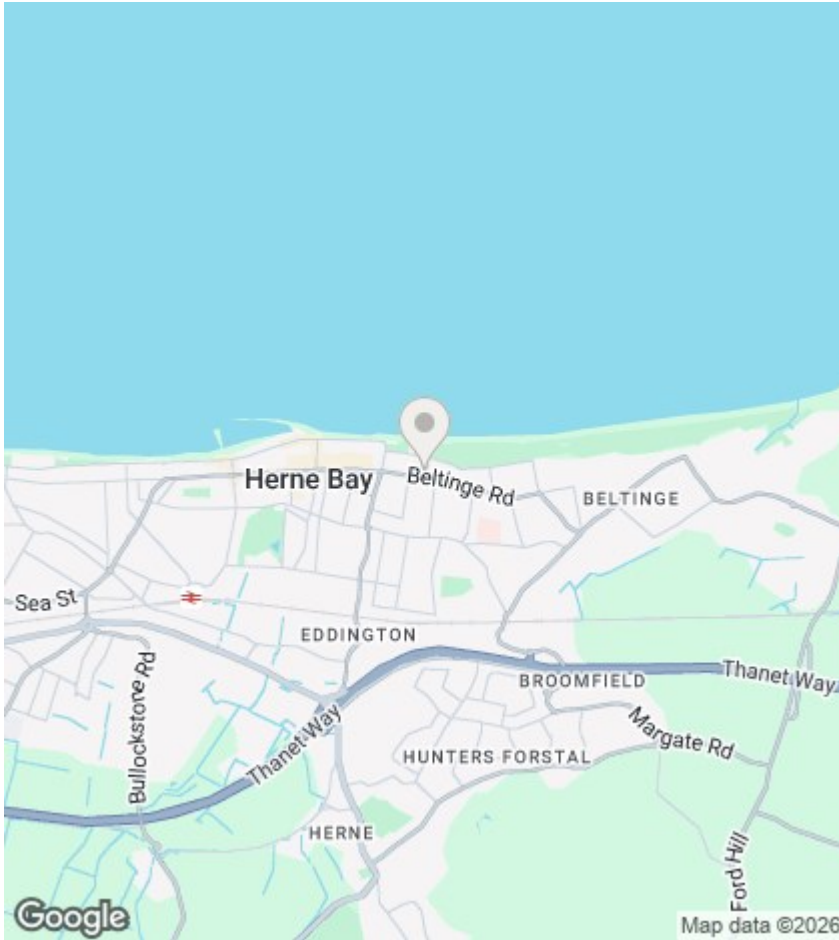
**OUTSIDE**

**Double Garage**  
18'10 x 16'2

**Rear Garden**

**Open Plan Frontage With Large Driveway**

**COUNCIL TAX BAND F**



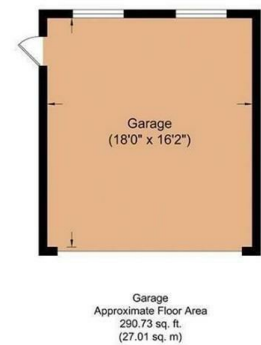
## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Measurements are approximate. Not to scale. Illustrative purposes only.  
TOTAL APPROX FLOOR AREA 1946.86 SQ. FT. (AREA 180.87 SQ. M)