

# KE



320 Reculver Road, Beltinge, Herne Bay, CT6 6SR

£186,000

- Three bed family home
- Allocated parking and visitors parking to the rear
- Excellent bus links into Herne Bay town, Whitstable And Canterbury
- Ideal location close to school and doctors surgery
- Popular village location near the beach

# 320 Reculver Road, Herne Bay CT6 6SR

A well-positioned three-bedroom end-of-terrace home is available for purchasing as a 60% share of ownership for £186,000 or full 100% ownership for £315,000, set over three floors, located in the popular coastal village of Beltinge, just a short distance from the beach and within easy reach of local schooling and everyday amenities.

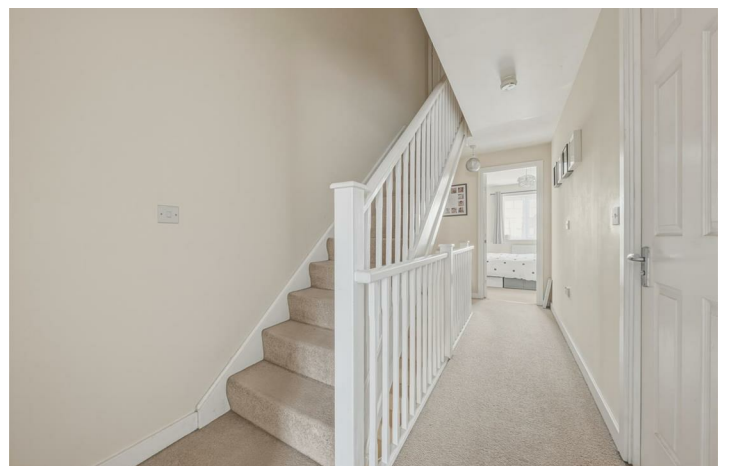
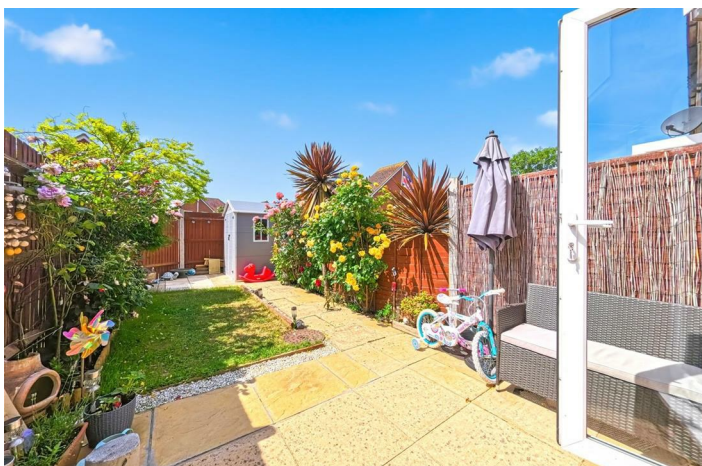
The property offers flexible and well-proportioned accommodation across three levels, making it ideal for a range of buyers including families, first-time purchasers, or investors. Its layout provides separation of living and sleeping spaces, enhancing practicality and privacy.

Externally, the home benefits from parking to the rear along with additional visitor parking. The setting offers excellent road links to Herne Bay and surrounding areas, making it well-connected for commuters while still enjoying a coastal village lifestyle.

The property is available on either a shared ownership or full ownership basis, offering added flexibility to suit different budgets and buyer needs.



Council Tax Band:



## **GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Kitchen**

**Lounge-Diner**

## **FIRST FLOOR**

**Bedroom One**

**Bedroom Three**

**Bathroom**

## **SECOND FLOOR**

**Bedroom Two**

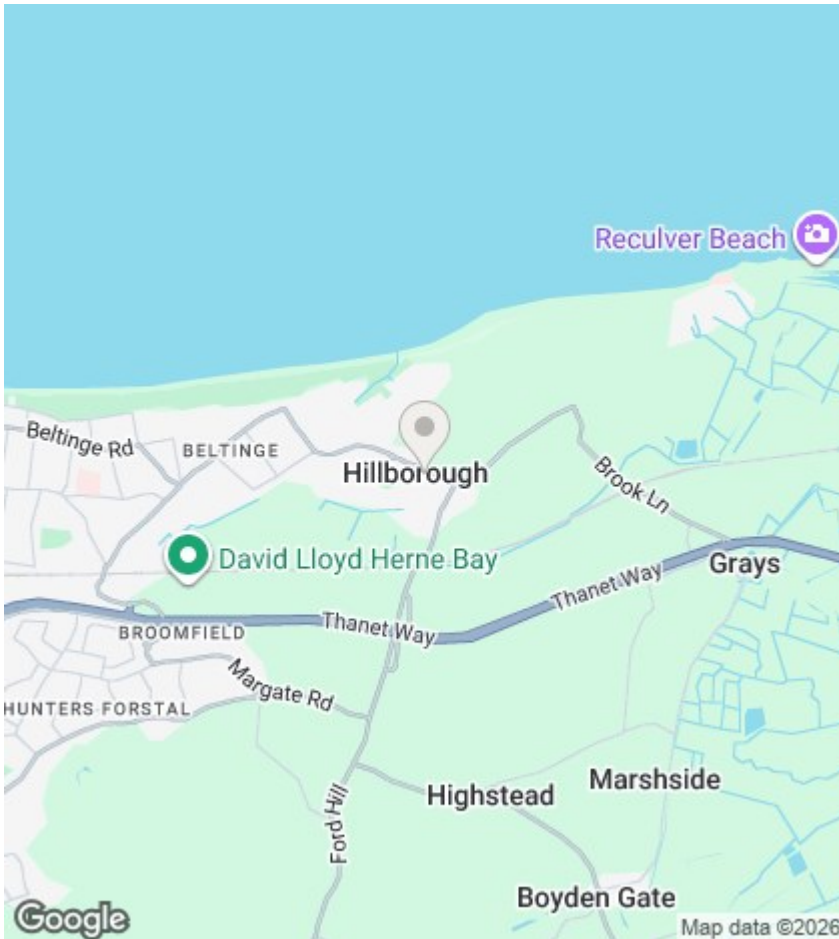
## **OUTSIDE**

**Rear Garden**

**Front Garden**

**Allocated Parking And Visitors Parking To  
The Rear**

**COUNCIL TAX BAND C**



## Viewings

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

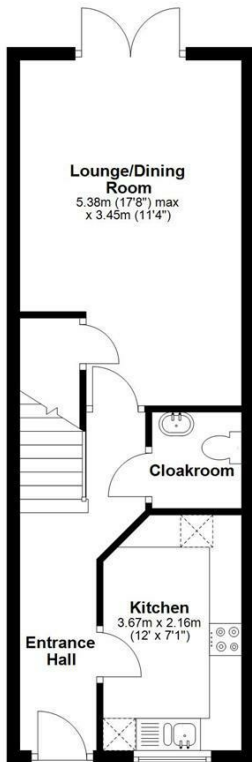
## EPC Rating:

C

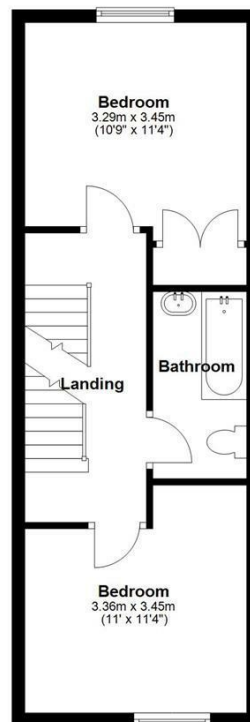
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



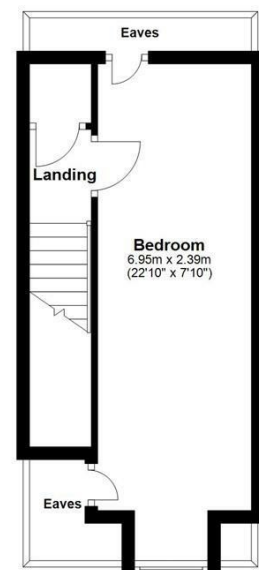
**Ground Floor**  
Approx. 37.1 sq. metres (399.4 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (399.4 sq. feet)



**Second Floor**  
Approx. 23.8 sq. metres (256.5 sq. feet)  
(excluding Eaves, Eaves, unnamed room)



Total area: approx. 98.0 sq. metres (1055.3 sq. feet)