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12 Cherry Blossom Drive, Herne Bay, Kent, CT6 6FB

£200,000

- Available For The Over 45's Only
- Pets Permitted
- Stunning Location Within Walking Distance Of The Sea
- Gated Development
- Coffee Lounge Available For Site Residents
- Swimming Pool Available For Site Residents
- Chain Free Sale

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

info@kimberestates.co.uk
kimberestates.co.uk

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Reculver Court is a beautiful residential park located just a short stroll from Reculver Country Park, with its sea front offering stunning sunset views and Historic Roman Fort and Towers. The Viking coastal trail runs through here which regularly features highly in various outlets top walking and cycling route guides for it's beauty. You enter the site via secure gated entry plus there is a private indoor swimming pool, a coffee lounge and tea gardens all exclusively free for owners. The home itself provides comfortable, modern living and consists of two bedrooms the main enjoying ensuite, a spacious lounge and dining area, a bathroom, a well-equipped kitchen, and a convenient utility area. The interior is in excellent condition and features a contemporary design, ensuring a stylish and functional living space. Outside, the property boasts a small, well-maintained wrap-around garden and a private driveway with space for two cars, providing ample parking. This luxurious home is perfect for those seeking a comfortable and modern lifestyle in a tranquil setting close to local amenties.

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Council Tax Band:





GROUND FLOOR

Entrance Hallway
Entrance door to side, two storage cupboards.

Lounge-Diner
Two double glazed bay windows to front, two double glazed windows to side, two radiators, television point, electric feature fireplace.

Kitchen
Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted oven with four burner hob and extractor fan over, double glazed window to side.

Utility Area
Wall and base units, space and plumbing for washing machine, door to garden.

Bedroom One
Double glazed window to side, radiator, television point, large walk in wardrobe, access to:

En Suite
Double glazed frosted window to side, shower stall, wash hand basin, low level WC, radiator.

Bedroom Two
Double glazed window to front, radiator, built in cupboard.

Bathroom
Double glazed frosted window to side, panelled bath unit, wash hand basin, low level WC, heated towel rail.

OUTSIDE

Rear Garden
Shingled area, lawned area, garden shed.

Driveway

Property Information
The site is strictly for over 45's.We understand from the seller(s) the monthly pitch fee is currently £268.15 per month.

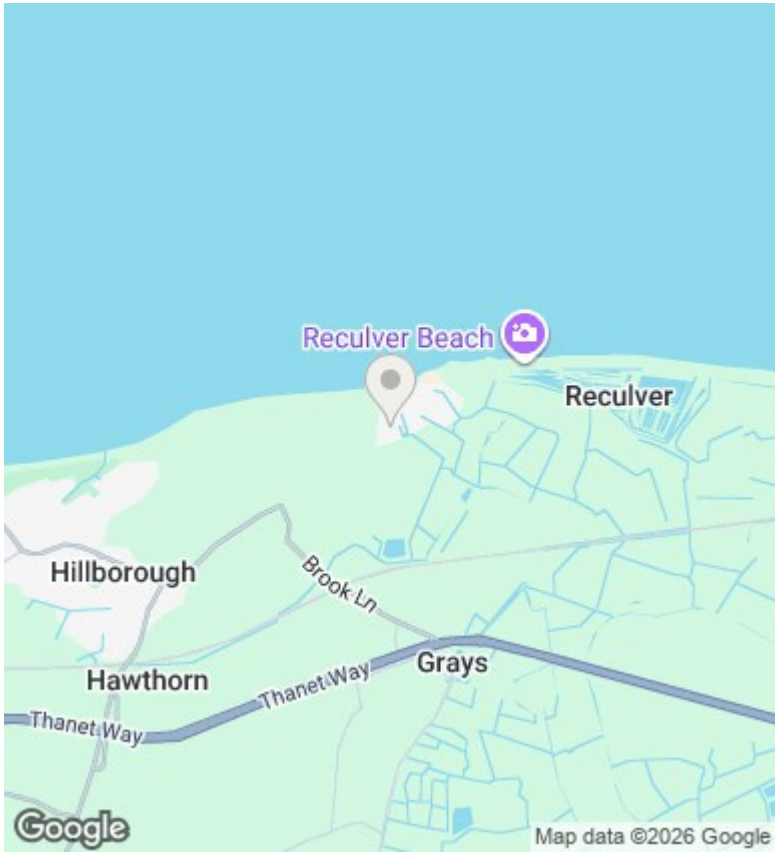
COUNCIL TAX BAND B

NB
At the time of advertising these are draft particulars awaiting approval of our sellers.



FLOOR PLAN

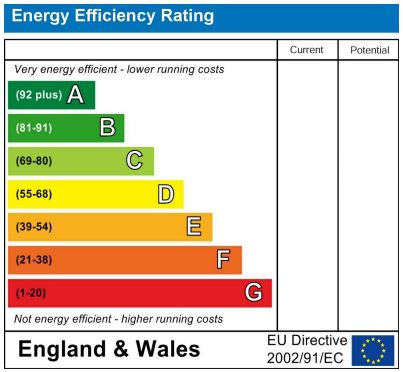
GROSS INTERNAL AREA
FLOOR PLAN: 806 sq. ft, 82 m²



Viewings

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

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