

KE



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

£200,000

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

12 Cherry Blossom Drive, Herne Bay CT6 6FB

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 amenities.



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

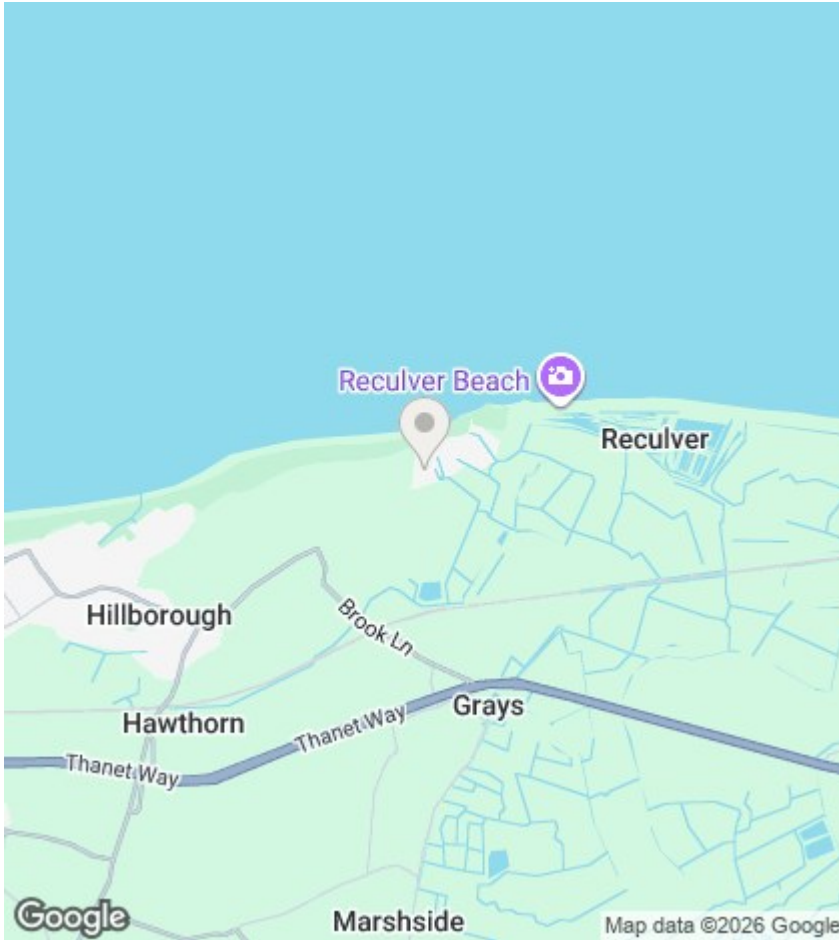
Property Information

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.

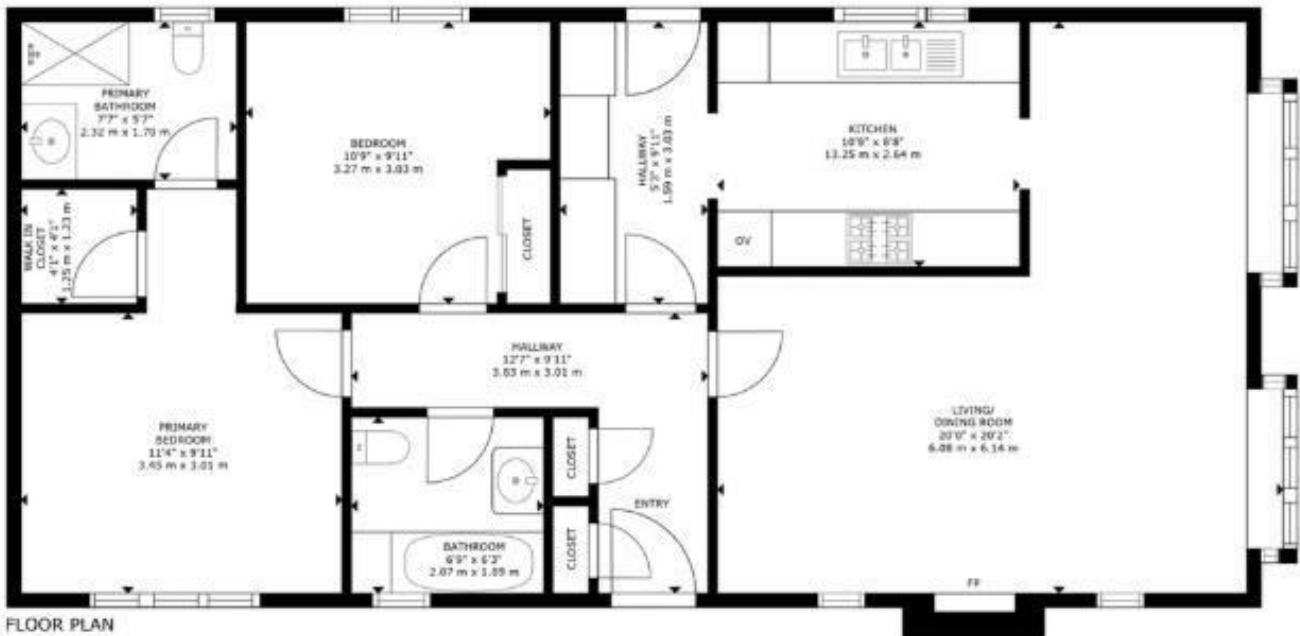


Viewings

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

EPC Rating:

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



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 886 sq. ft. 82 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.