



Beltinge Road, Herne Bay

  
MILES & BARR  
EXCLUSIVE





100 Beltinge Road  
Herne Bay  
Kent  
CT6 6HL



## Description

### Ground Floor

- Entrance
- Entrance Hall  
41'4 x 13'11  
(12.60m x 4.24m)
- Living Room  
21'11 x 17'6  
(6.68m x 5.33m)
- Bedroom  
12'10 x 10'5  
(3.91m x 3.18m)
- Bedroom  
13' x 11'11  
(3.96m x 3.63m)
- En Suite
- Utility Room
- Bathroom
- Bedroom  
10'11 x 7'11  
(3.33m x 2.41m)
- Separate WC
- Kitchen/Breakfast Room  
19'8 x 11'3  
(5.99m x 3.43m)
- Pantry  
8'5 x 7'  
(2.57m x 2.13m)
- Conservatory  
15'7 x 10'3  
(4.57m x 3.12m)
- Dining Room  
12'1 x 10'11  
(3.68m x 3.33m)
- Sitting Room  
14'3 x 11'7  
(4.34m x 3.53m)

### First Floor

- Bedroom  
14'11 x 14'5  
(4.55m x 4.39m)
- Loft

### Exterior

- Front Garden
- Garage  
15'7 x 12'8  
(4.75m x 3.86m)
- Rear Garden



## Property

This desirable detached chalet style house is situated in the much sought after location of Beltinge. The property has many original character features and sits in a very nice spot just a short walk to the seafront.

The accommodation on offer includes a kitchen/breakfast room, a spacious lounge with a view of the front/side garden, a separate dining room, and a third reception room/4th bedroom. On the first floor are three further bedrooms and a family bathroom. This desirable property also includes a lovely, sunny aspect garden which is ideal for children or a keen gardener.

The accommodation internally consists of welcoming, spacious porch and hallway entrance. On the ground floor there is a large entertaining/reception room, double bedroom with the benefit of access to a shower room. Moreover, there is another separate reception/tv lounge and then the large open plan kitchen/dining room opens onto a bright and sunny conservatory with access onto the garden.

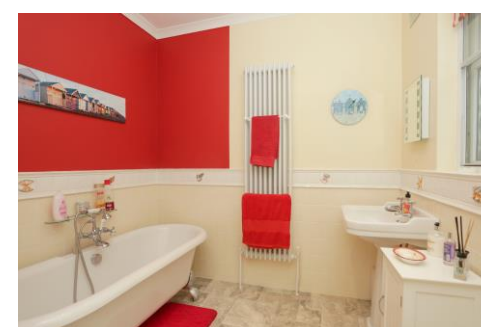
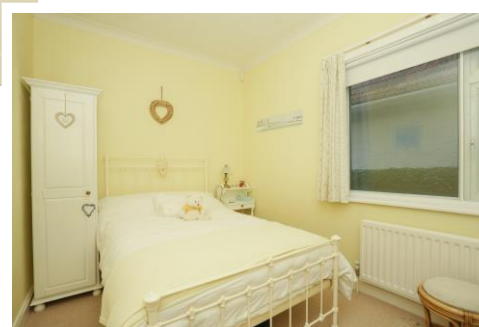
The garden is well maintained with grounds wrapping around the house and also has a benefit of a summer house to the side of the garden.

This really is a vast property that has been lovingly cared for with an abundance of storage opportunity and must be seen to appreciate the space on offer.



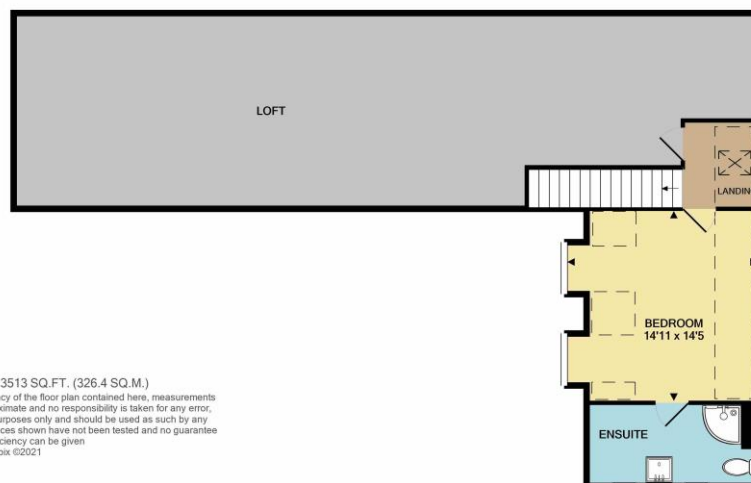
## Location

The village of Beltinge is within easy reach of Herne Bay Town Centre, seafront, train station and has some great bus routes, plus easy access to the Thanet Way and the M2 motorway. Beltinge Cliff describes a large central portion of the gently sloping cliff range. These are the first cliffs east of London. A pedestrian promenade north of this has the Saxon Shore Way, part of the round-Kent coastal long-distance walk. Three nearby flights of steps connect the promenade with the rest of east Herne Bay or Beltinge. This pretty village also has a range of shops including a mini supermarket, butchers, and hairdressers, as well as a great pub. It is situated approximately 7 miles (11 km) north of Canterbury and 5 miles (8 km) east of Whitstable. It neighbours the ancient villages of Herne and Reculver and is part of the City of Canterbury local government district. Herne Bay's seafront is home to the world's first freestanding purpose-built Clock Tower, built in 1837. The town centre, sea front, arcades/amusements, pier and other amenities means Herne Bay has lots on offer.





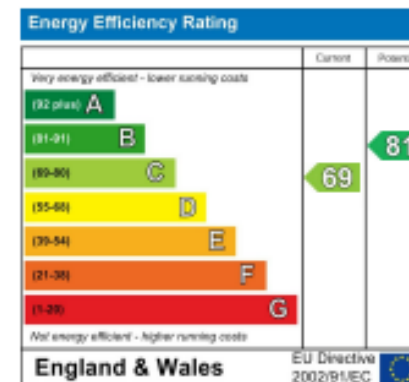
GROUND FLOOR  
APPROX. FLOOR  
AREA 2389 SQ.FT.  
(221.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1124 SQ.FT.  
(104.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3513 SQ.FT. (326.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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14 Lower Chantry Lane, Canterbury, Kent CT1 1UF  
**Tel: 01227 499000**  
 Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

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