Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Beltinge, Herne Bay

Guide Price £329,950 Freehold

...for Coastal, Country & City living.

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Beltinge, Herne Bay

236 Reculver Road, Beltinge, Herne Bay, Kent, CT6 6QB

A spacious semi-detached house conveniently situated in the desirable village of Beltinge, located on the outskirts of the popular seaside town of Herne Bay and within close proximity of shops and amenities, bus routes, and Reculver C of E Junior School. A short stroll from the property will take you to the seafront and Saxon Shore Way coastal footpath, and Herne Bay mainline station is 2.2 miles distant.

The property would now benefit from a programme of updating and improvement and provides comfortably proportioned accommodation comprising an entrance hall, sitting room, kitchen, conservatory, three bedrooms, a bathroom and a cloakroom.

Outside, the rear garden extends to 60ft (18m) and enjoys a Westerly aspect. A driveway provides an area of off street parking and access to an integral garage. No onward chain.

Location
Beltinge is a desirable location on the outskirts of Herne Bay, easily accessible to the town itself and moments from the beach. The area is well served by local amenities include a post office, Cooperative, pharmacy and dental practice. Herne Bay is a popular coastal town, boasting a highly regarded seafront, sailing club and watersport facilities as well as a variety of individual retail outlets, sports and leisure activities including a gym and swimming pool, supermarkets and schools. There is also a mainline railway station providing fast and frequent links to London (Victoria) approximately 88 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
  6'3" x 3'3" (1.91m x 0.99m)
  at maximum points.

- **Sitting Room**
  15'8" x 13'4" (4.78m x 4.07m)
  at maximum points.

- **Kitchen**
  12'4" x 10'11" (3.78 x 3.34)
  at maximum points.

- **Conservatory**
  14'9" x 9'0" (4.50 x 2.75)
  at maximum points.

• **Cloakroom**
6'5 x 2'11 (1.96m x 0.89m)
at maximum points.

FIRST FLOOR

• **Bedroom 1**
15'8" x 9'11" (4.78m x 3.04m)
at maximum points.

• **Bedroom 2**
11'6" x 8'4" (3.50m x 2.53m)
at maximum points.

• **Bedroom 3**
11'7" x 7'9" (3.52m x 2.35m)
at maximum points.

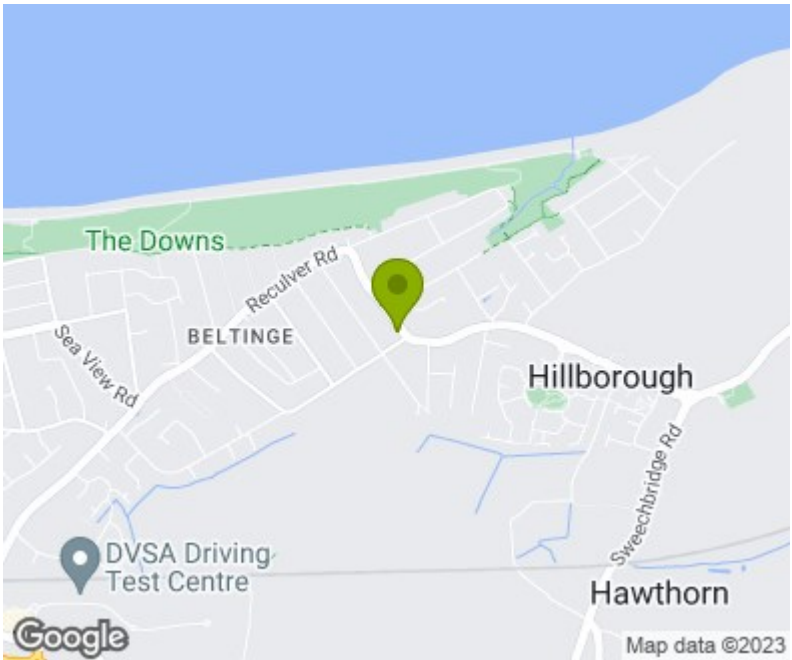
• **Bathroom**
6'9 x 5'6 (2.06m x 1.68m)
at maximum points.

OUTSIDE

• **Integral Garage**
17'0" x 9'1" (5.20 x 2.77)
at maximum points.

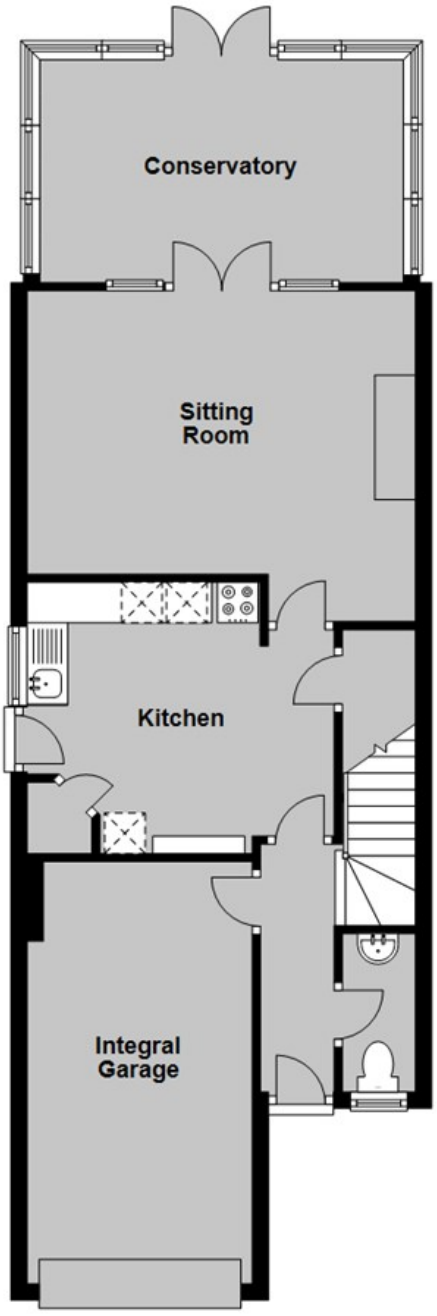
• **Garden**
60' x 19' (18.29m x 5.79m)
at maximum points.

Video Tour
Please view the video tour for this property, and contact us to discuss arranging a viewing.



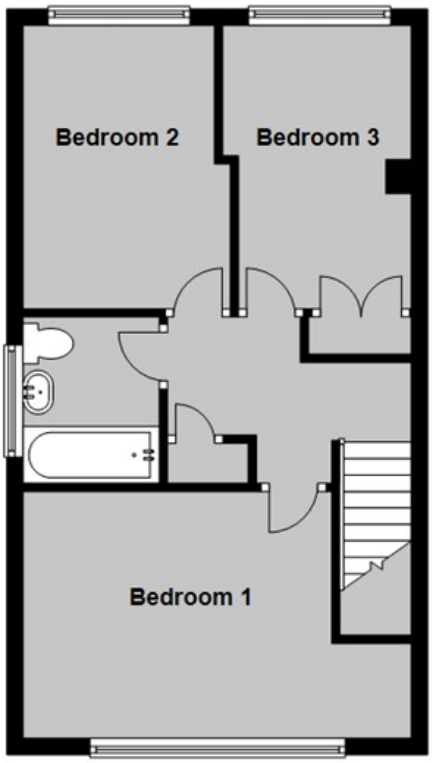
Ground Floor

Approx. 66.5 sq. metres (716.2 sq. feet)



First Floor

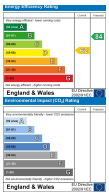
Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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