



27 Orchard Park, Reculver Road, Herne Bay, Kent, CT6 6NX



Rarely available 3 bedroom detached static home located on a very popular residential park site in the heart of the village of Beltinge. Conveniently placed for local public house with restaurant, Micro pub and other local shops. Bus route to town and sea front at hand. Features gas central heating, double glazing, off road parking and no forward chain. No permanent pets allowed on this site. Age restriction applies. Cash purchase only.



£182,500 Leasehold



Entrance Hall

Double glazed front door. Built-in wardrobe. Radiator. Power points.

Shower/WC

Shower cubicle. Electric shower unit. Low level WC suite. Vanity wash handbasin. Radiator. Tiled walls. Shaver socket.

Back Bedroom

9'3 x 8'8 (2.82m x 2.64m)

Radiator. Power points. Range of fitted wardrobes.

Master Bedroom

9'5 (max width incl recess for bed) x 13'5 (2.87m (max width incl recess for bed) x 4.09m)

Radiator. Power points. Television point. Phone point and 1 extra radiator.

En-suite Bathroom/WC

Panelled bath with mixer taps. Electric shower unit. Low level WC suite. Vanity wash handbasin. Tiled walls. Shaver socket. Heated towel rail.

Side Bedroom

8'9 x 6'6 (2.67m x 1.98m)

Enviro vent unit. Air flow unit. (instruction manual available) and radiator.

Lounge/Dining Room

18'6 x 19'4 reducing to 11'3 (5.64m x 5.89m reducing to 3.43m)

'L' shaped. Modern fire surround with coal effect living flame electric heater. 3x radiators. Power point. Television point. Wall lights. Phone point.

Kitchen

9'8 x 9'2 (2.95m x 2.79m)

Range of base units. Wall cupboards. Stainless steel sink unit. 1 1/2 bowl. Tiling. Power points. Ceramic hob. Built-in oven. Recess for fridge.

Utility Area (off kitchen)

7'2 x 4'6 (2.18m x 1.37m)

Recess and plumbed for washing machine. Radiator. Power points. Worktop. Fitted cupboards. Cupboards. Cupboard housing combi boiler for central heating and hot water.

Door To Double Glazed Porch

8'2 x 3'5 (2.49m x 1.04m)

Storage cupboard.

OUTSIDE

Rear Garden

Brick shed. Electric and gas meters. Power and light. Small metal shed. Greenhouse. Hose tap. Parking to front and lawned. Paved with well stocked flower beds.

Side Garden

Well stocked flower beds to side garden. Lawned area (East facing).

NOTES

The ground rent is £138.50 monthly.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Note:

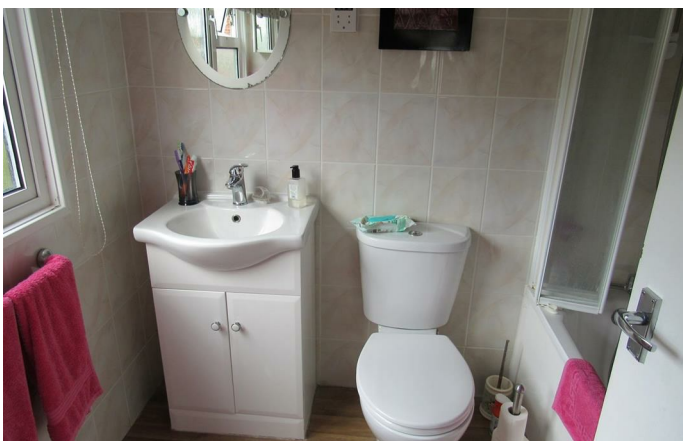
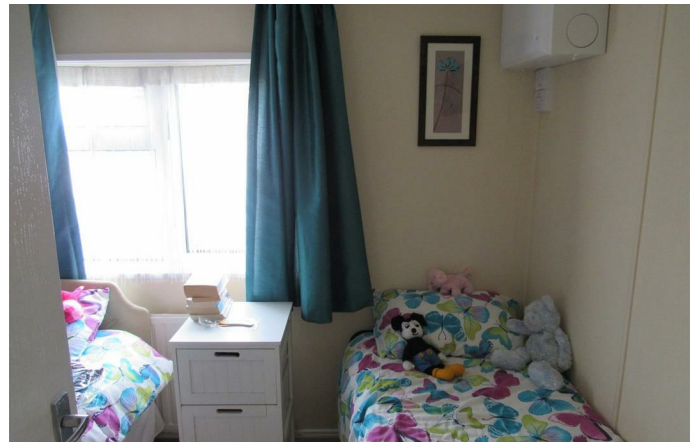
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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