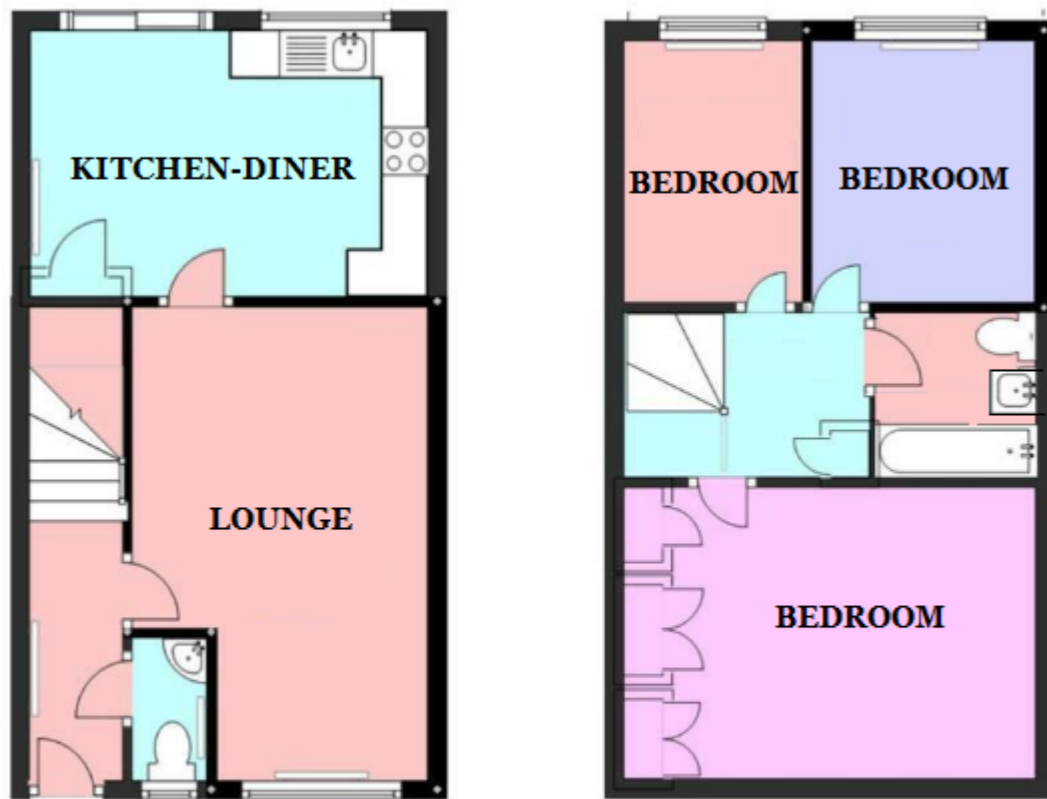




Kimber Estates



attempt has being 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 y 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.



14 Kittiwake Close, Herne Bay, Kent, CT6 6JS

£300,000 Freehold

An impeccably presented home was built by Redrow and is located in the most pleasant Castle Chase development being within strolling distance of Beltinge shops, Reculver school and the most wonderful clifftop walks overlooking the beach. When we visited this house, we were blown away by how well it had been looked after by the current owner. Everything is spotless and the improvements that have been made include a stunning fitted kitchen complete with appliances, bespoke fitted shutters, newly laid carpet and a modern shower room. There is a low maintenance rear garden with a lovely summerhouse plus the benefit of TWO ALLOCATED PARKING SPACES in a car park adjacent to the house.

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Ground Floor

Entrance Hall

Front entrance door, stair case to first floor, radiator.

Cloakroom

Double glazed window to front with fitted shutter, low level WC, wash hand basin set in vanity unit, radiator, tiled floor.

Lounge

14' 2" x 10' 6" (4.32m x 3.19m)
Double glazed window to front with fitted shutter, television point, radiator.

Kitchen-Diner

14' 1" x 8' 10" (4.29m x 2.68m)
Modern fitted kitchen with high gloss units and complementary work tops. Stainless steel single drainer sink unit, four burner gas hob with extractor fan over and electric oven below. Integrated 70/30 fridge-freezer, dishwasher and built in washing machine. Wall mounted gas boiler in concealed unit, porcelain tiled floor, double glazed window to rear plus double glazed French doors to rear leading to the garden. Radiator, deep set, walk in under stairs larder style storage cupboard.

First Floor

First Floor Landing

Built in cupboard, loft hatch with fitted ladder leading to half boarded loft with lighting.

Bedroom One

12' x 9' 9" (3.67m x 2.98m)
Two double glazed windows to front both with fitted shutters, radiator, range of built in wardrobes.

Bedroom Two

9' 1" x 7' 9" (2.76m x 2.36m)
Double glazed window to rear with fitted shutter, radiator.

Bedroom Three

8' 10" x 6' (2.70m x 1.84m)
Double glazed window to rear with fitted shutter, radiator.

Shower Room

6' 8" x 5' 7" (2.02m x 1.71m)
Modern white suite comprising double shower stall with mains fed fitted shower, vessel top wash hand basin, low level WC, fully tiled walls, heated towel rail, porcelain tiled floor, extractor fan.

Outside

Rear Garden

Pretty rear garden laid to lawn with a paved patio at the rear of the house plus a further block paved patio at the rear. There is wood screen fenced boundaries, exterior lighting and an outside tap. Corner summerhouse.

Parking

The property has TWO allocated parking spaces.

Charges

There is an annual maintenance charge for the development of approximately £220.00 per annum.

COUNCIL TAX BAND C

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	