



Kimber Estates



Total area: approx. 139.6 sq. metres (1502.2 sq. feet)
127 Beltinge Road, Herne Bay



127 Beltinge Road, Herne Bay, Kent, CT6 6JD

£520,000 Freehold

This stunning family home has been beautifully refurbished over recent years, presenting a truly wonderful family home. Situated on the highly desirable East Cliff area of Herne Bay with stunning cliff top walks around the corner; this substantial property offers much larger than average living accommodation. You walk directly into the entrance hall with the extension providing a downstairs cloakroom, utility room and a cosy snug whilst still offering a generous lounge-diner and a modern kitchen. Upstairs there are four good size bedrooms, a bathroom and a separate WC. Outside you have attractive landscaped rear garden, with the property also benefiting from having off road parking for several vehicles.



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Ground Floor

Entrance Hall

Front entrance door, radiator, laminate flooring.

Cloakroom

Low level WC, suspended wash hand basin, radiator, double glazed frosted window to front.

Utility Room

Plumbing for washing machine, laminate flooring, storage cupboard.

Snug

Double glazed French doors to rear, laminate flooring, radiator, door to:

Inner Hall

Laminate flooring, stair case to first floor, under stairs storage cupboard, radiator, deep set storage cupboard, double glazed door to rear.

Kitchen

Newly fitted kitchen with attractive cupboard doors, wood effect work top, tiled splash backs, four burner gas hob, extractor canopy and electric oven below. Space and plumbing for washing machine, built in cupboard with fitted combination boiler, double glazed window to rear.

Lounge/Diner

Double glazed leaded light window to front, plus double glazed French doors to front, laminate flooring, two radiators, chimney breast with exposed brickwork.

First Floor

Landing

Loft hatch, radiator, built in storage cupboard.

Bedroom One

Dual aspect with double glazed windows to front and rear, built in double wardrobe, radiator.

Bedroom Two

Double glazed window to front, built in double wardrobe, radiator.

Bedroom Three

Double glazed window to front, built in floor to ceiling wardrobes with sliding doors.

Bedroom Four

Double glazed window to side, radiator.

Bathroom

Paneled bath with fitted shower, pedestal wash hand basin, heated towel rail, fully tiled walls, double glazed frosted window to rear, built in shelved cupboard.

WC

Low level WC, fully tiled walls, double glazed window to rear.

Outside

Rear Garden

Enclosed rear garden, raised timber decking, access to front, large timber shed, outside lights, power and tap.

Front Garden

Partly laid to lawn with a driveway.

Council Tax Band D

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 | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |