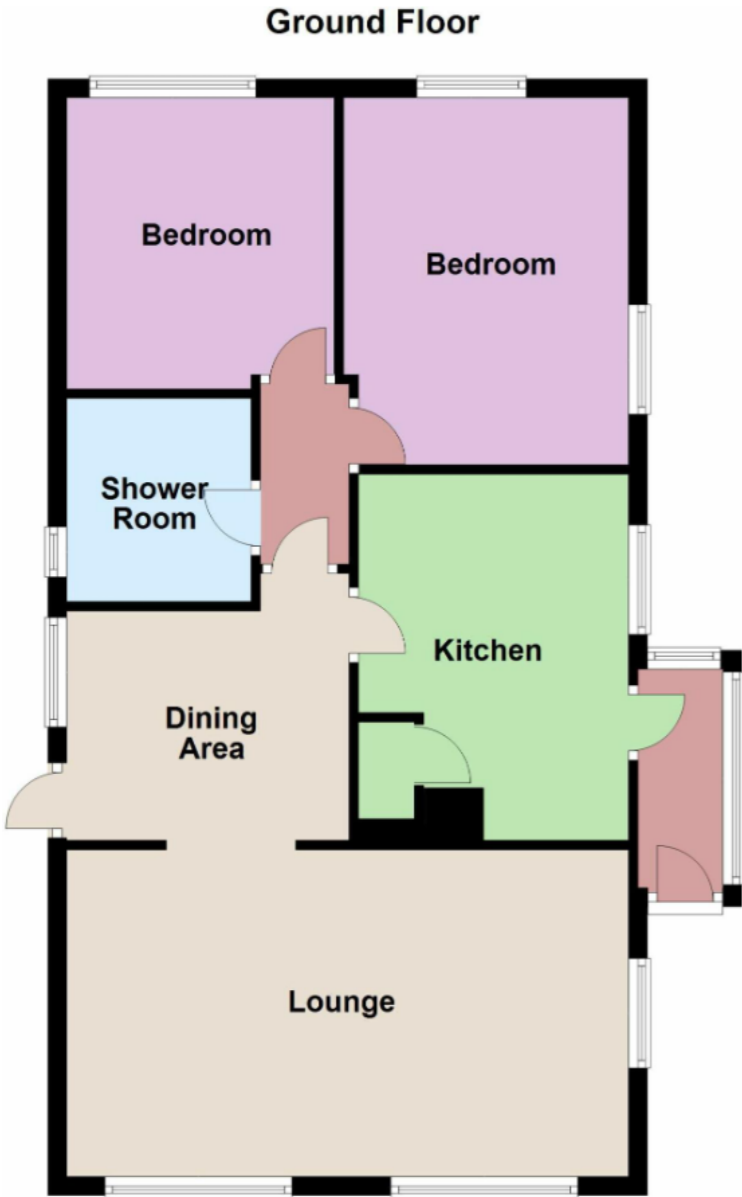




# Kimber Estates



1 Keat Farm Close, Herne Bay, Kent, CT6 6SL

Offers in Excess of £170,000 Freehold

Keat Farm Close is located in the residential town of Herne Bay on the North Kent Coast, nestled in the village of Beltinge within walking distance of amenities including the local village shops, pubs, and post office. Approximately nine miles from the historic city of Canterbury, and six miles from the buzzing harbour town of Whitstable, Herne Bay offers a great location to experience all Kent has to offer – city, countryside and coastline. Keat Farm is an exclusive site with a small number of homes, each built to full residential specification, exclusively for the over 50's therefore providing a very peaceful atmosphere. Being offered with NO CHAIN, we urge any serious buyer to make an enquiry.



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GROUND FLOOR

Entrance Porch

Front entrance door and access to kitchen.

Kitchen

3.16m x 2.84m (10' 4" x 9' 4") Range of fitted kitchen units with inset one and half bowl sink unit. Inset gas hob, fitted electric double oven with extractor fan. Space for fridge freezer, plumbed in washing machine, radiator and door to:

Dining Room

2.15m x 2.980m (7' 1" x 9' 9") Double glazed window to side, cupboard housing gas boiler, radiator.

Lounge

3.3m x 5.9m (10' 10" x 19' 4") Double glazed windows, television point, radiator.

Inner Hall.

Loft hatch, access to:

Bedroom One

2.97m x 2.880m (9' 9" x 9' 5") Double glazed window, fitted wardrobe, radiator

Bedroom Two

2.87m x 2.1m (9' 5" x 6' 11") Double glazed window, fitted wardrobe, radiator

Bathroom

Panelled bath with fitted shower and splash back screen, low level WC and wash hand basin. Double glazed window to side, radiator

OUTSIDE

Gardens

The lodge has a lovely wrap around garden with flowering borders and patio area.

Driveway

With space for two vehicles.

Garage

Detached garage with up and over door to front, power and light, side door.

COUNCIL TAX BAND A

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

