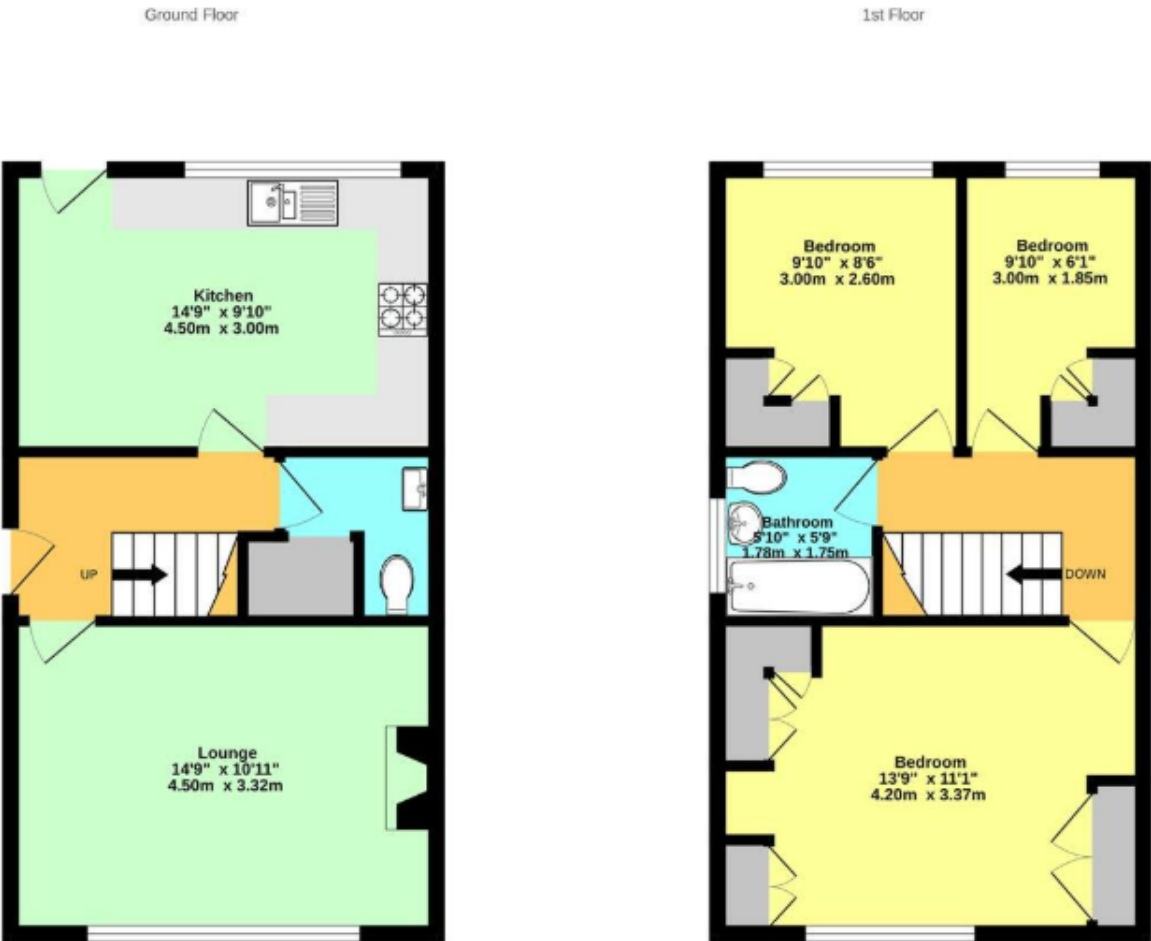




# Kimber Estates



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any 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.  
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16 The Horshams, Beltinge, Herne Bay, Kent, CT6 6PF

Offers in Excess of £325,000 Freehold

'The Horshams' is a quiet cul-de-sac with only a handful of houses, tucked away in the village of Beltinge. There are nearby shops, beautiful cliff top walks and a regular bus service into coastal Herne Bay town alongside Reculver Church Of England Primary School. The accommodation comprises; entrance hall, cloakroom, kitchen-diner and living room on the ground floor whilst upstairs there are three bedrooms all with built in wardrobes and a family bathroom. Outside the property has front and rear gardens with the property also benefitting from having a driveway leading to a garage. Positioned on a corner plot, there is ample space for a side extension to create more living space and bedrooms (subject to planning consents). Please call Kimber Estates to arrange an internal viewing!





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GROUND FLOOR

Entrance Hallway

Double glazed entrance to front, radiator.

Cloakroom

Wash basin, low level WC, understairs storage with plumbing for washing machine.

Lounge

Double glazed bay window to front, radiator, fireplace and coal effect gas fire, television point.

Kitchen

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, stainless steel sink and drainer, four burner gas hob with extractor over, electric oven and grill, radiator, double glazed window overlooking the garden, double glazed door to garden.

FIRST FLOOR

Landing

Access to loft via ladder with gas combination boiler.

Bedroom One

Double glazed window to front, radiator, built in cupboard incorporating hot tank and immersion heater, television point.

Bedroom Two

Double glazed window to rear, radiator, built in cupboard.

Bedroom Three

Double glazed window to rear, radiator, built in cupboard.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC, radiator.

OUTSIDE

Rear Garden

Secluded well established corner plot with hedging and shrubs, mainly laid to lawn, shingle and paved areas, raised flower beds, outside tap, fenced surround, access to front.

Driveway / Garage

Driveway to detached garage.

COUNCIL TAX BAND C

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

