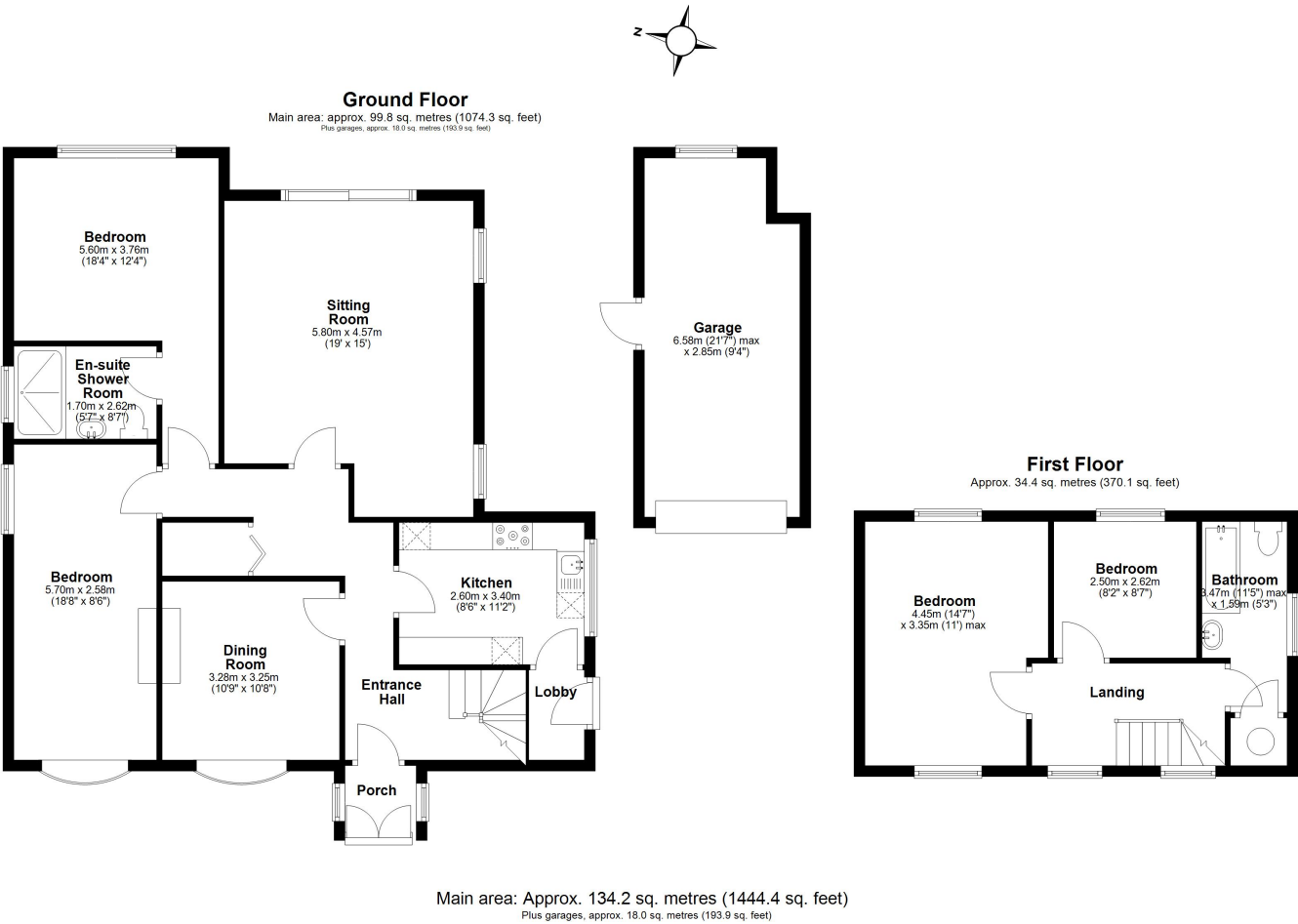




# Kimber Estates



22 Burlington Drive, Herne Bay, Kent, CT6 6PG

£550,000 Freehold

Just yards away from spectacular seafront walks, take advantage of this incredibly rare opportunity to acquire a bespoke property. Set within a truly enviable cul-de-sac location, this spacious and versatile property presents a unique opportunity for modernisation, allowing you to create the home of your dreams. Step inside to find a generous layout, ideally suited to family living. The expansive ground floor features a large lounge-diner with sliding doors that open onto the beautifully landscaped rear garden—perfect for indoor-outdoor living. You'll also find two ground-floor bedrooms, one with an ensuite shower room, a well-sized kitchen with an adjoining utility area, and a separate dining room ideal for entertaining. Upstairs, the property continues to impress with two further double bedrooms and a family bathroom, offering plenty of space for a growing family or visiting guests. Outside, the charming rear garden provides a tranquil retreat, while the front driveway offers ample off-road parking and leads to a spacious garage. This is a truly rare chance to secure a prime position in coastal Beltinge—contact exclusive sole agents Kimber Estates today to arrange your private viewing.





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GROUND FLOOR

Entrance Hall

Glass panelled front door, radiator, stairs to first floor.

Dining Room

Double glazed bay window to front, radiator.

Kitchen

Fitted kitchen with matching base and wall units with worktop over, built in double oven, stainless steel sink with drainer, five ring gas hob with extractor hood, washing machine and under unit fridge, double glazed window to side.

Utility Area / Lobby

Boiler, door leading to outside.

Living Room

Feature fireplace with surround, double glazed patio doors leading to the garden, two small double glazed windows to the side, radiator.

Bedroom One

Double glazed window to rear, radiator.

En-Suite

Double glazed frosted window, walk in shower, hand wash basin, low level WC.

Bedroom Two

Double glazed bay window to front, double glazed window to side, radiator.

FIRST FLOOR

Landing

Two double glazed windows to front, radiator.

Bedroom Three

Two double glazed windows to front and rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Low level WC, bath, wash hand basin, storage cupboard housing water tank, double frosted glazed window to side.

OUTSIDE

Rear Garden

Mainly laid to lawn with an array of plants and flowers borders, summer house/shed, established trees, fenced surround and access to front.

Driveway

Block paved driveway with space several vehicles.

Garage

Single garage with up and over door, door leading to garden.

COUNCIL TAX BAND F

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

