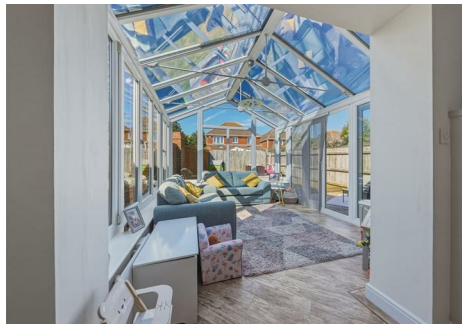


KE



17 Petrel Close, Beltinge, Herne Bay, CT6 6NT

£395,000

- Space, comfort and coastal lifestyle combined
- Enjoy village living with town connections close by
- A home designed for entertaining all year round
- Tucked away on a sought-after modern development
- Conservatory creates the perfect second reception space
- Wake up and stroll to the beach in minutes

17 Petrel Close, Herne Bay CT6 6NT

This attractive detached family home, built in the popular style of The Shelley, is situated on the sought-after Castle Chase Development and offers beautifully presented and versatile accommodation throughout. The property features a welcoming lounge together with a modern kitchen/diner complete with integrated appliances, creating an ideal space for both everyday living and entertaining. A spacious conservatory provides additional living space and enjoys views over the garden, while a convenient downstairs cloakroom adds practicality.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities.

Ideally located within walking distance of the beach and Reculver Church of England Primary School, the property also benefits from nearby village shops and excellent bus links to Herne Bay town centre, Whitstable and the historic Cathedral City of Canterbury



Council Tax Band: D



GROUND FLOOR

Porch

Sitting Room

14'11 x 11'2

Hall

Cloakroom

Kitchen/Diner

9'1 x 19'8

Conservatory

12'10 x 11'

FIRST FLOOR

Landing Area

Bedroom

10' x 12'2

En-Suite Shower Room

Bedroom

9'4 x 11'7

Bedroom

9'4 x 7'10

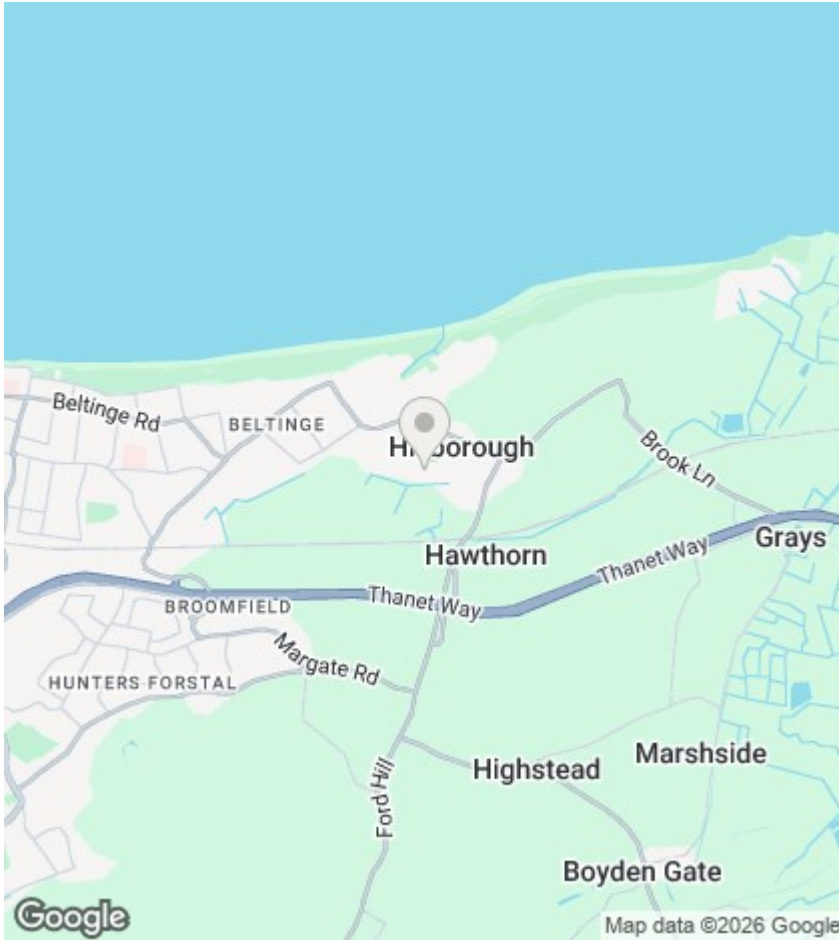
OUTSIDE

Rear Garden And Open Plan Frontage

Garage

Driveway For Two Vehicles

Council Tax Band D

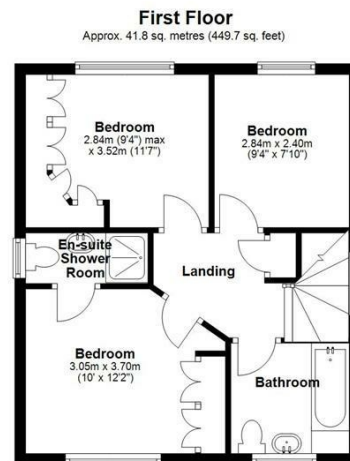
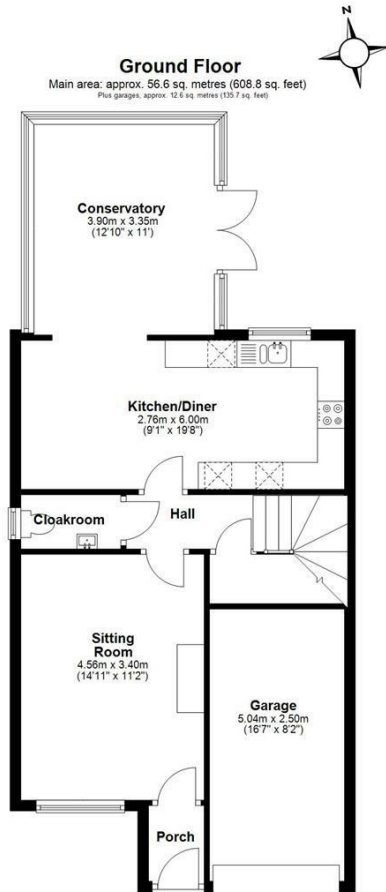


Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

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



Main area: Approx. 98.3 sq. metres (1058.5 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.7 sq. feet)