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## 33 Reculver Drive, Herne Bay, Kent, CT6 6QF

£500,000

- Two Bedroom Detached Bungalow with Uninterrupted Sea Views
- Driveway for Several Vehicles and Detached Garage
- Beltinge Village, Close To The Cliffs
- Planning Permission Granted To Extend
- Sought After Coastal Location

## 33 Reculver Drive, Herne Bay CT6 6QF

Enjoy breathtaking panoramic sea views from this charming two-bedroom detached bungalow, perfectly positioned in a sought-after location with the most spectacular coastal walks just on your doorstep. The property features a well-appointed kitchen, a spacious lounge, a bright conservatory, two comfortable bedrooms, a dressing room, and a modern shower room. Externally, the property boasts a beautiful rear garden with various parts to enjoy the sunshine throughout the day. There is a detached garage currently used as a workshop offers flexible potential for various uses like a office space, particularly for those looking to work from home. Ample off-road parking is provided to the front via the driveway with extra storage units including a timber shed. The home also benefits from approved planning permission for a side and rear extension creating expanded living space, as well as the addition of a second storey, allowing for an additional bedroom with spectacular views and a high degree of privacy-ideal for future growth or investment potential. This is a rare opportunity for cash buyers only to secure a beautifully located coastal home with outstanding views, future development potential, and lifestyle appeal



Council Tax Band: B





## GROUND FLOOR

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

### Entrance Porch

Double glazed entrance door to front, double glazed windows to front, further door to:

### Lounge

Double glazed bay window to front, radiator, television point, cupboard, multi fuel stove.

### Kitchen

Range of matching wall and base units with complementary work surfaces over with tiled splash backs above, five burner gas hob with extractor fan above, eye level Bosch oven, integrated dishwasher and washing machine, sink and drainer unit, space for fridge/freezer, cupboard housing gas combination boiler, double glazed window with direct sea views.

### Conservatory

Double glazed surround with panoramic sea views, radiator, double glazed doors leading to rear garden.

### Bedroom One

Double glazed window to rear with direct sea views, radiator, television point, loft hatch, door leading to:

### Dressing Room

Double glazed bay window to front, radiator, hanging rails, door to:

### Shower Room

Modern suite comprising shower stall with rain fall shower head, wash hand basin in vanity unit, low level WC, heated towel rail, double glazed frosted window to front.

### Bedroom Two

Two double glazed windows to side and rear with direct sea views, radiator.

## OUTSIDE

### Rear Garden

With panoramic sea views, the garden is mainly laid to patio and areas laid with natural stones, access to garage, fenced surround, access to front.

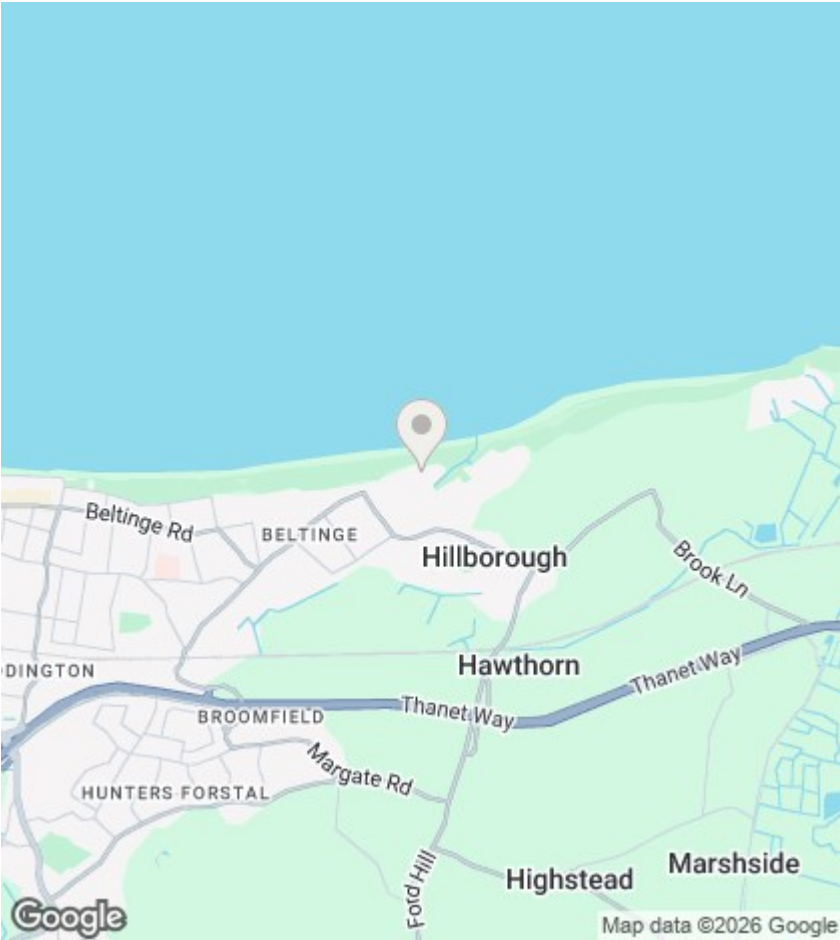
### Front Garden /Driveway

Areas laid with natural stones, driveway with space for several vehicles.

### Garage

Barn doors to front, power and light, door to rear garden.

## COUNCIL TAX BAND B



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

