



NAEA Licensed Estate Agents

Herne Bay

Richmond Drive, Herne Bay, Kent, CT6 6RT

£350,000



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Three double bedrooms are on offer with one being downstairs with an en-suite shower room.



Property Information

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Three double bedrooms are on offer with one being downstairs with an en-suite shower room.

The large lounge diner floods with natural light and leads through to a pleasant conservatory overlooking the very private rear garden. A kitchen, bathroom and separate WC concludes this great opportunity.

The rear garden offers a wonderful sense of privacy and a comfortable space to enjoy the sunshine.



Location:

The property is located on the fringes of coastal Herne Bay and within the very sought after village of Beltinge which is favoured by many for its close proximity to the cliff top walks where endless coastline walks are enjoyed and peaceful surroundings.

Convenience stores are close by which include a supermarket, butchers and post office.

Herne Bay itself has a well regarded seafront with popular water sports facilities and there is a leisure centre with a swimming pool and gym facilities. Transport links are strong with the A299 being within short driving distance and connecting to the A2 M2 and Motorway network together with a mainline railway station at Herne Bay offering frequent services to London Victoria (approximately 88 mins) with high speed links to London St Pancras (approximately 86 mins).



Enclosed Porch

UPVC front entrance door to enclosed porch. Light. Tiled flooring.

Entrance Hall

Phone point. Staircase leading to first floor.



Lounge/Diner 27' x 12' (8.23m x 3.66m)

Two radiators. Power points.

Conservatory 8' 9 x 7' 4 (2.67m x 2.24m)

Windows to side and rear overlooking rear garden. Patio doors to rear garden.



Kitchen 13' 5 x 7' 8 (4.09m x 2.34m)

The kitchen is planned with a matching range of wall and base units arranged on one wall. 1 1/2 bowl sink unit. Work surfaces. Electric hob with fan assisted electric oven below. Plumbing for washing machine. Window to rear overlooking rear garden. Power points. Radiator. Door providing access to rear garden.

Bedroom One 11' 8 x 8' 11 (3.56m x 2.72m)

Window to front overlooking front garden. Radiator. Power points. Door to en-suite.

En-Suite to Bedroom One 5' 10 x 5' (1.78m x 1.53m)

Suite comprising fully tiled shower cubicle, wall hung wash hand basin and low level W.C. Heated towel rail.

Landing



Bedroom Two 16' 6 x 11' 5 Into Wardrobes (5.03m x 3.48m)

Window to rear overlooking rear garden. Built-in wardrobe cupboards. Radiator. Power points. Eaves storage cupboard.

Bedroom Three 16' 4 x 9' 7 Into Wardrobes (4.98m x 2.93m)

Window to front overlooking front garden. Built-in wardrobe cupboards. Radiator. Power points. Eaves storage cupboard.

Bathroom 9' 2 x 4' 5 (2.8m x 1.35m)

Suite in pink comprising panelled bath, and pedestal wash hand basin. Radiator. Frosted window to side. Airing cupboard.

WC 5' 6 x 2' 10 (1.68m x 0.87m)



Suite comprising low level W.C. Frosted window to side.

Rear Garden 31' 0 x 35' 3 (9.46m x 10.74m)

The rear garden is mainly laid to lawn with flower beds, bushes and shrubs. Patio area. Side access.

Front Garden & Driveway 32' 10 x 24' 1 (10m x 7.35m)

Expanse of lawn with flower beds, bushes and shrubs. Concrete driveway providing off-road parking.



Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler situated in a cupboard in Bedroom One and hot water radiators as indicated in these particulars.

Windows

The windows are generally of UPVC double glazed sealed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.

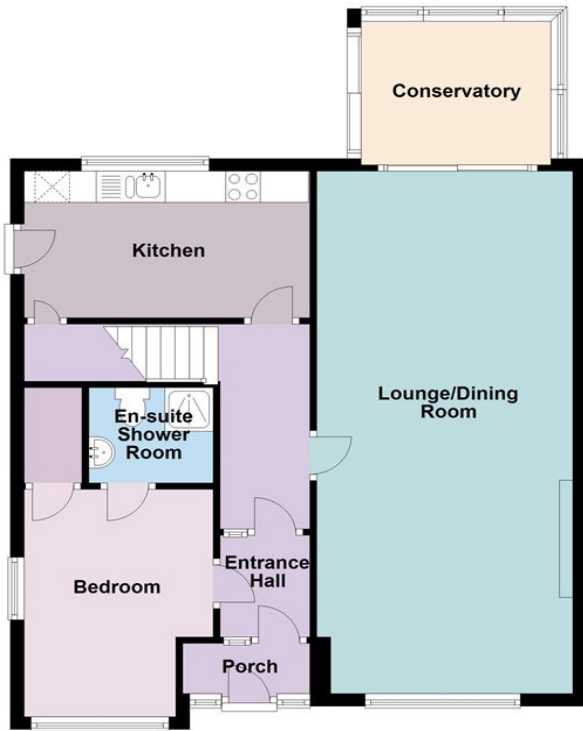
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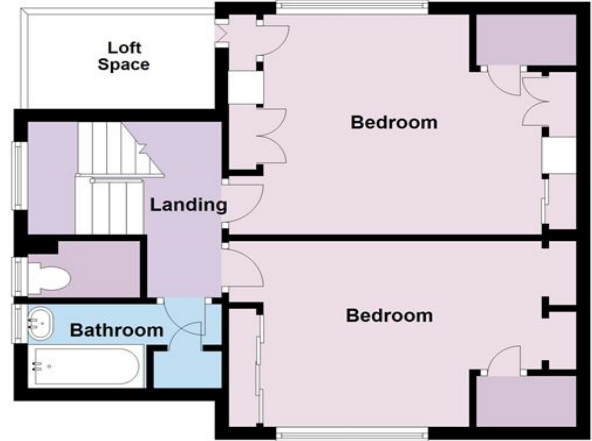




Ground Floor



First Floor



25 Richmond Drive, Herne Bay

Energy performance certificate (EPC)

25 Richmond Drive
HERNE BAY
CT6 6RT

Energy rating

E

Valid until: 3 July 2033

Certificate number: 0640-3028-8203-1057-2204

Property type

Detached house

Total floor area

111 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		