



37 Beltinge Road, Herne Bay  
£495,000

# 37 Beltinge Road

Herne Bay, Herne Bay

DETACHED FAMILY HOME A STONES THROW FROM THE SEAFRONT WITH FOUR GARAGES WITH ACCESS AT THE END OF THE GARDEN Miles and Barr are excited to present to the market this rarely available detached home on a generous plot with off street parking at the front and four garages to the rear, located on the sought-after Beltinge Road, Herne Bay. Internally the home is comprised of three double bedrooms upstairs with a family bathroom and separate WC completing the upstairs. You enter the home into porch, with the large light and airy lounge that is the depth of the house to the left, having patio doors leading out to the garden and working fireplace. The other side of the home is set up as dining room, fitted kitchen, and downstairs toilet shower room. There is then a large rear garden with patio area outside the house, with the rest being laid to lawn with mature shrubs and a couple of sheds, with the exciting prospect of four full sized, individual garages to the rear most of the garden with parking in front of them and road access. The location is ideally located for access to transport links, shops and schools as well as being within walking distance to all the town has to offer including the seafront and downs around the corner. The vendor advises that the home has previously had planning permission for an extension across the back of the property and to convert the loft space. Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

Council Tax band: D

Tenure: Freehold

- Short Walk To Seafront
- Development Potential
- Four Garages





**Entrance Porch**  
3' 10" x 5' 11" (1.18m x 1.8m)

**Lounge**  
11' 9" x 19' 9" (3.58m x 6.01m)

**Dining Room**  
11' 11" x 12' 2" (3.63m x 3.72m)

**Kitchen**  
11' 11" x 7' 3" (3.63m x 2.22m)

**Shower Room**  
8' 1" x 3' 1" (2.46m x 0.94m)

**First Floor**

**Bedroom One**  
11' 1" x 11' 9" (3.37m x 3.59m)

**Bedroom Two**  
8' 10" x 12' 7" (2.69m x 3.84m)

**Bathroom**  
6' 10" x 5' 4" (2.09m x 1.63m)

**WC**  
3' 10" x 4' 1" (1.17m x 1.25m)

**Bedroom Three**  
8' 6" x 11' 9" (2.59m x 3.59m)

**Exterior**

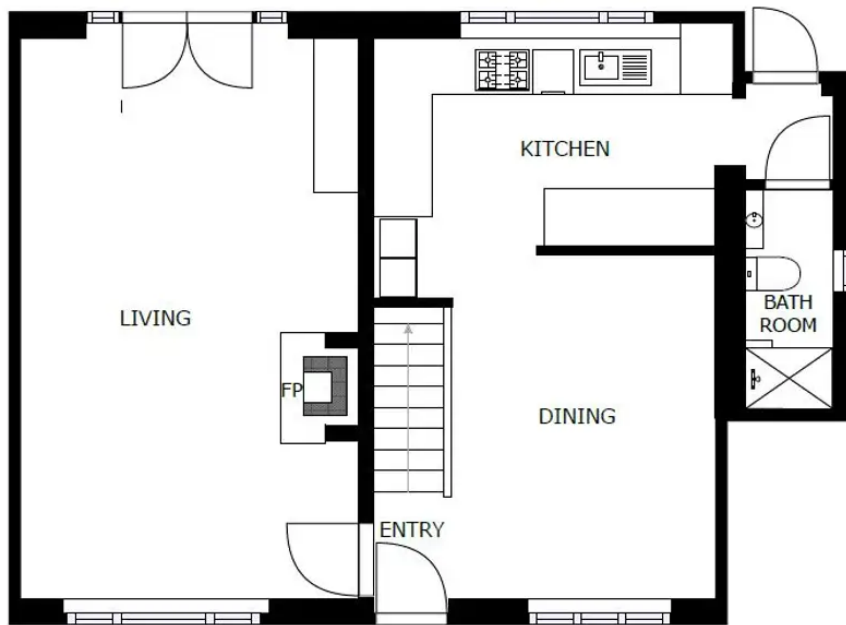
**Front Garden**

**Garage**  
7' 7" x 15' 10" (2.32m x 4.82m)

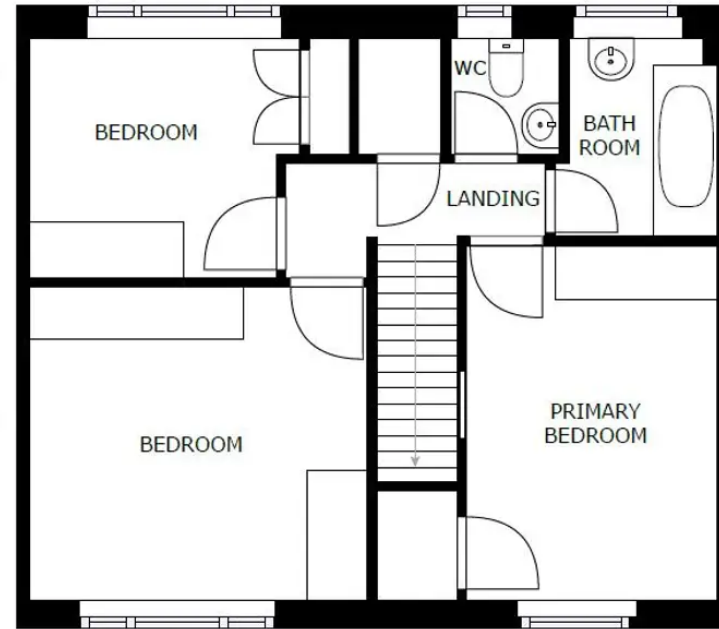
**Rear Garden**

**Off Street Parking**





1ST FLOOR



2ND FLOOR

GROSS INTERNAL AREA  
 1ST FLOOR: 560 sq. ft. 2ND FLOOR: 491 sq. ft.  
 REDUCED HEADROOM BELOW  
 2.19 M: 23 sq. ft. TOTAL: TOTAL: 1,052 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)