



- Three Bedroom End of Terrace House on Corner Plot
- Elevated Position with Panoramic Views From Balcony
- Popular Windmill Hill Area

7 Leith Park Road, Gravesend, DA12 1LN

£400,000 - £420,000

Welcome to a most uniquely designed and deceptively large home in Leith Park Road. The staggered design means each room has plenty of light and views from all the windows. A sought after locations means this property should be viewed without delay. Guided between £400,000 and 420,000.



PORCH:

An ideal place to kick off your shoes/boots, double glazed front door, tiled floor, glazed inner door to inner porch.

INNER PORCH:

Single glazed door & window leading into:

HALL:

Laminate floor, built in under stair storage cupboard, housing controls for warm air heating. Warm air vent.

BEDROOM 1:

A spacious double room with double glazed tilt and turn window to front, carpet, warm air vent, fitted wardrobe along one wall.

HALF STAIRS/LANDING:

Half open plan wooden staircase (7 steps) leading to...

KITCHEN/DINER:

Double glazed tilt and turn window to rear, double glazed window to side, tiled floor. Fully fitted with integrated appliances including washing machine, fridge/freezer, double oven in housing unit, inset induction hob with extractor hood above. Stainless steel one and a half bowl sink and drainer, ample rolled edge work surfaces and fitted cupboards incorporating room dividing unit dividing the space into two distinct areas, whilst being an ideal place for entertaining. Warm air vent, double glazed patio doors leading to:

REAR PORCH:

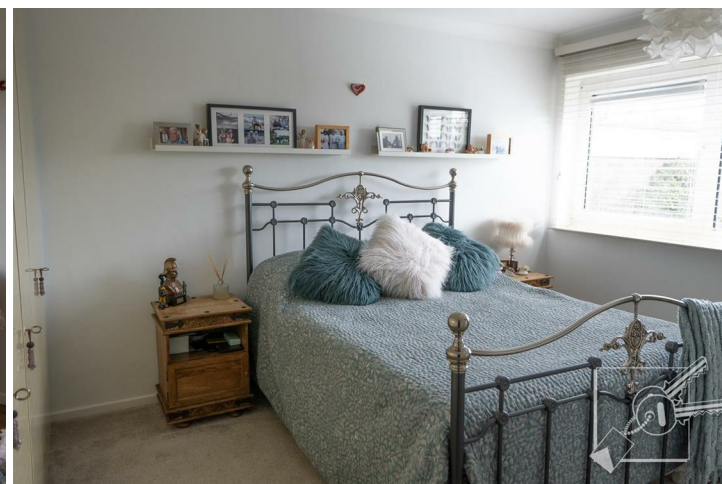
Double glazed window to rear, stable style door with cat flap leading to rear garden.

LOBBY:

Large built in airing cupboard. Access to bathroom

BATHROOM 1:

Double glazed tilt and turn window to side, modern white suite comprising panelled bath with shower over and glass screen with local tiling, pedestal wash basin, low level w.c., warm air vent, vinyl floor, fitted storage cabinet.





HALF STAIRS/LANDING:

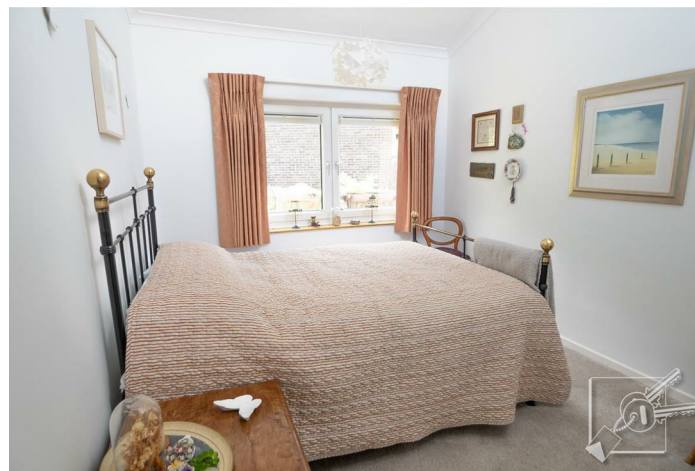
Open plan wooden staircase leading to...

LOUNGE:

This beautifully appointed lounge stretches the width of the property with its focal point being the pair of large double glazed tilt and turn patio doors maximizing natural light and showcasing stunning panoramic views over Gravesend & beyond. Access on to balcony, Pine wood floor, warm air vent.

BALCONY:

A wonderful summer addition to the lounge, this south facing balcony with glass balustrade and awning allows for a great place to enjoy the sunshine. Space for table and chairs.



HALF STAIRS/LANDING:

Open plan wooden half staircase leading to...

BEDROOM 2:

A double bedroom with double glazed tilt & twist window to the rear of the property with a gallery window to the front of the property allowing plenty of natural light. carpeted floors and warm air vent.

BEDROOM 3:

A comfortable single bedroom with carpeted floors and warm air vent. Double glazed tilt & twist window facing the rear of the property, and gallery window facing the front.

BATHROOM 2:

Double glazed frosted window to side of the property. A white suite comprising of low level w.c., pedestal wash basin and bath with mixer taps. Localised tiling on wall.



GARDENS:

As you exit the rear porch into the garden, you are greeted by a patio area and steps leading up to the well manicured lawn area. To the right stands a covered terrace. To the rear of the garden, there is a gate leading to a small rear access alleyway.

GARAGE & PARKING:

Garage situated en-bloc, at a right angle to the house, a single garage with light and power and fitted with an up-and-over door. (The fourth garage in from the left hand side) there is parking for one vehicle in front of the garage.

Whilst there are parking restrictions between 11am & 12 pm on Leith Park Road, Gravesham Borough Council offer resident's parking permits to purchase each year.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band: D - £1,870.01

SERVICES:

Electric, Mains Drainage, Mains Water.

BROADBAND & MOBILE COVERAGE:

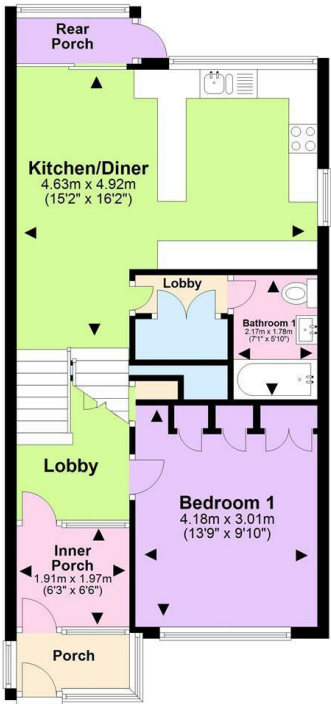
BROADBAND: Openreach, Virgin Media, Netomnia.

INDOOR MOBILE COVERAGE: Three & O2 provide voice and data

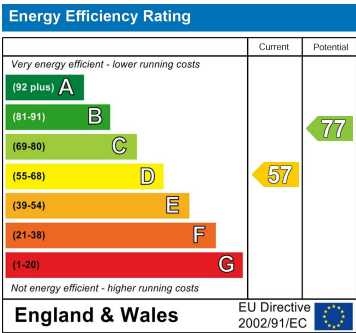
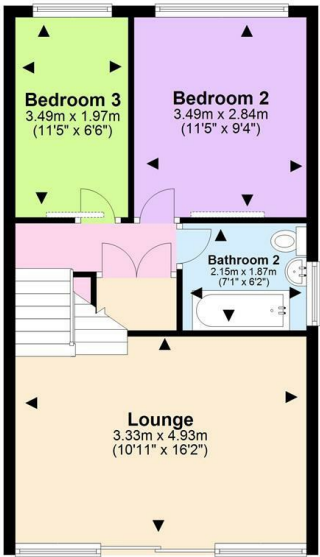
OUTDOOR MOBILE COVERAGE: EE, Three, o2 and Vodafone provide voice and data.

This information has been provided from Ofcom on 5th June 2024

Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements