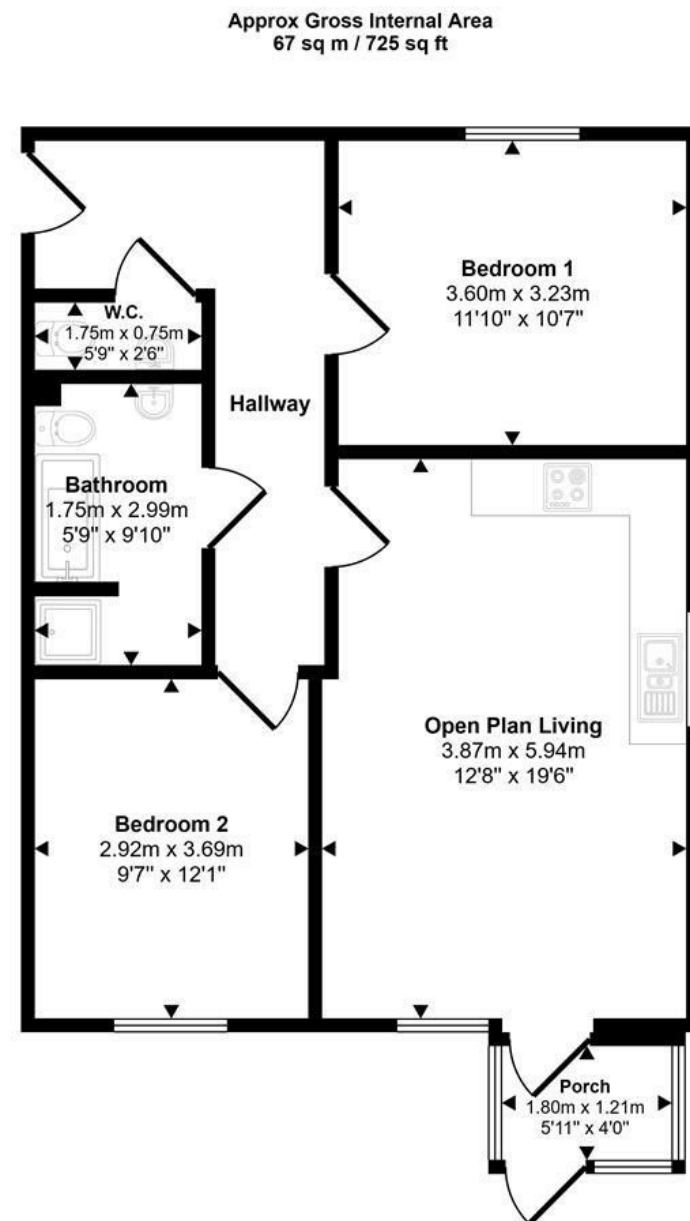




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 74      | 76        |
| EU Directive 2002/91/EC                     |         |           |



Bay Road  
Gillingham

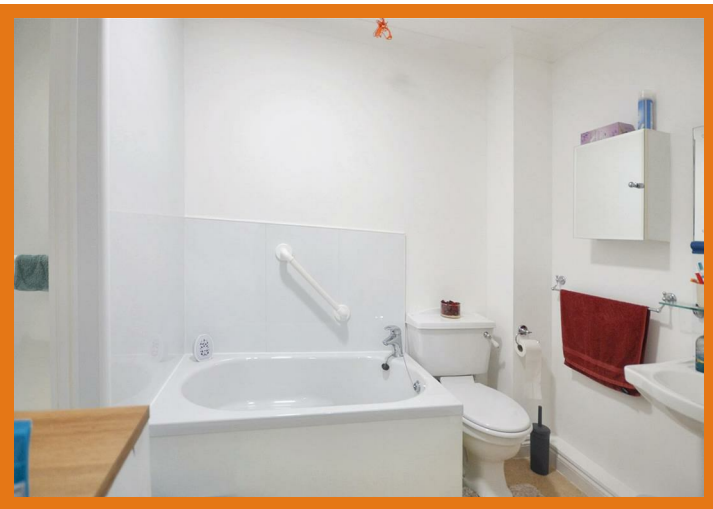
Asking Price  
£167,000

Situated in a peaceful sitting, on the edge of town, this delightful semi-detached bungalow (for the over 55s) offers the perfect balance of independence, comfort, and community. Thoughtfully designed with modern living in mind, the property features two spacious double bedrooms and a bright, well proportioned open-plan living area. There's plenty of room for relaxing on the settee or reading a book on an armchair and plenty of space for a dining table, making it perfect for entertaining friends and family and relaxing in style. The kitchen area, cleverly integrated into the layout, includes built-in appliances, combining convenience with a sleek, functional design.

The bungalow is complemented by a stylish bathroom, a handy separate cloakroom, and a charming private courtyard garden with a shed—ideal for enjoying your morning coffee or indulging in light gardening. A reserved parking space ensures hassle-free access, while the beautifully landscaped communal gardens provide a serene escape just steps from your door.

As part of the exclusive Malthouse community, residents can enjoy a tailored lifestyle with optional support services, including access carers, delicious meals in the main house, or even home-delivered dining. This level of flexibility allows you to design your retirement lifestyle to suit your preferences and needs.

Set in a tranquil, quiet location yet within easy reach of the town's amenities, this bungalow offers the best of both worlds—a warm, inviting home and the opportunity to be part of a supportive community. It's the perfect place to relax, thrive, and enjoy life's next chapter.



## The Property

### Accommodation

#### Inside

The property is approached from the path via a picket gate that opens to the frontage and the door to the porch. This has plenty of space for coats, boots and shoes. The floor is laid to paving stone for easy maintenance. A further door opens into a spacious contemporary open plan living space with plenty of room for relaxing, dining and cooking. The kitchen area is fitted with a range of country style units consisting of floor cupboards - some with drawers and eye level cupboards and cabinets. There is a good amount of work surfaces with a tiled splash back and stainless steel sink and drainer. The electric oven is built in with a gas hob and extractor hood above, plus there is an integrated fridge. In addition, there is plumbing for a washing machine and space for fridge/freezer.

The inner hall offers plenty of space for display cabinet/book shelves as well as room for coats, boots and shoes. There is access to the loft space, door to The Malthouse, main building and doors to the bedrooms, bathroom and cloakroom,

which is fitted with a modern suite of pedestal wash hand basin and WC plus a storage cupboard. Both the bedrooms are a good double size with view to the rear and the other to the front.

The bathroom is fitted with a stylish modern suite consisting of pedestal wash hand basin, WC, bath with built in seat plus there is a separate shower cubicle with mains shower and laminate panelled walls for easy cleaning.

#### Outside

The property is approached from the lane onto a gravelled drive that meanders past the main building to a large gravelled parking area where there is a reserved space for the lodge. Steps rise to a communal lawned area. There are further landscaped gardens to the back of the main house, which the lodge has use of.

The lodge has its own private courtyard to the front, which is laid to stone chippings and enclosed by a picket fence. There is also a useful garden shed for storage.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band C  
uPVC Double Glazed

Gas Fired Central Heating  
Mains Drainage  
Leasehold for the over 55s only  
Unexpired Term of Lease - 85 years  
The service charge is £625 per calendar month, which includes the cost of water, gas and electricity, the emergency pull cord facility/pendant alarm and outside maintenance.  
Pets are also allowed by arrangement. To be confirmed by the solicitor.

#### Directions

##### From Gillingham High Street

Leave Gillingham high street and follow the road down the High Street until you reach the junction. Turn right at the junction, and as you approach the 'co-operative roundabout', take the last exit onto Bay Road. Continue over the bridge and after a short distance the entrance will be found on the left hand side. Follow the drive to the very end where the lodge will be found on the left hand side. Postcode SP8 4EW

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.