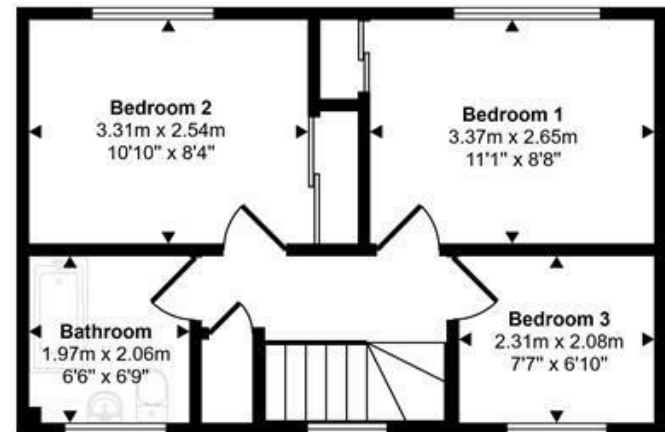


Ground Floor
Approx 54 sq m / 577 sq ft



First Floor
Approx 36 sq m / 386 sq ft

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.

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



Prospect Close Gillingham

Guide Price
£315,000

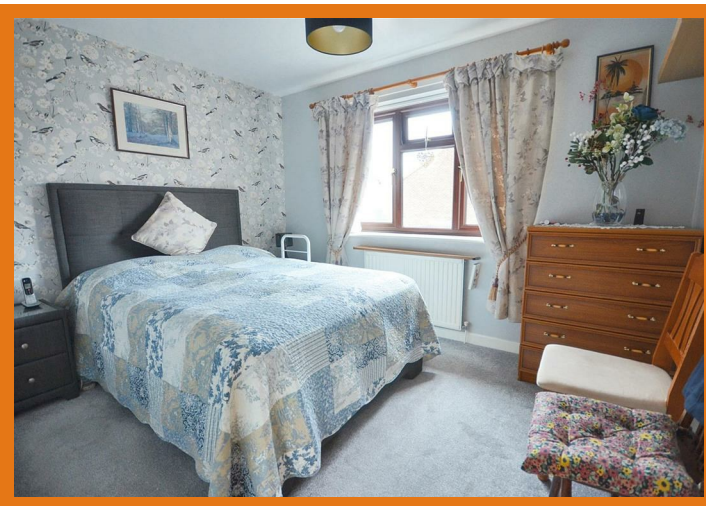
Beautifully Maintained Family Home – Prime Location, Flexible Living & Just a Short Walk to Town, Countryside & Station

Lovingly cared for by the current owners for the past 37 years, this much-loved, three-bedroom home offers a rare opportunity to move into a property that combines timeless comfort with modern style—all in a highly convenient location perfect for families, professionals, or those looking to downsize with ease.

Step inside and you'll find a spacious kitchen/dining room, ideal for family mealtimes or relaxed entertaining, complete with some built-in appliances and plenty of storage. The welcoming sitting room has space for a study area, features an attractive fireplace and double doors leading out to the rear garden—creating a light, social space that works beautifully all year round. Upstairs, there are two generous double bedrooms, both with built-in wardrobes, and a versatile third bedroom—perfect as a nursery, study, or home office. The modern bathroom and separate cloakroom fitted with contemporary fixtures, add everyday convenience with a stylish touch.

Outside, you'll love the landscaped front and rear gardens, ideal for relaxing or pottering, while the garage with light and power and driveway parking for three cars make everyday life easy. Located within walking distance of the town centre, countryside walks, and a mainline train station - perfect for commuting or weekend escapes, this home offers the best of all worlds—a peaceful setting with excellent connections.

This home also benefits from solar panels, offering energy efficiency and reduced running costs, making it a smart choice for the environmentally conscious buyer - you will also find an EV charging point. With just two owners since new and a clear sense of care throughout, this home is move-in ready yet offers scope to add your own flair. Early viewing is highly recommended.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a bright, roomy and welcoming entrance hall with a double sized cloaks cupboard with sliding doors, stairs rising to the first floor with recess beneath and doors leading off to the sitting room, dining room and cloakroom, which is fitted with stylish and contemporary combination unit. The sitting room is well proportioned and benefits from a double aspect - a window overlooks the front garden, whilst double doors open out to the rear garden. There is also a stained glass window into the kitchen. The fireplace provides a focal point and there is enough room for a study area, if required.

The dining room offers an excellent social space for family meals or dinner with friends and has enough room for a good sized table and chairs - it opens into the kitchen area, which allows the chef to still be kept in the conversation. The kitchen area is fitted with a range of modern soft closing units consisting of floor cupboards with corner carousels, pull out spice rack, three sets of drawer units and eye level cupboards and cabinets with counter lighting beneath. You will find a generous amount of work surfaces with a matching splash back and sink and drainer with a swan neck mixer tap. There is an induction hob with an extractor hood above and

a double built in electric oven with drawers under. In addition, there is space for fridge/freezer and plumbing for a washing machine.

First Floor

Stairs rise to a galleried landing with window to the front, cupboard housing the hot water cylinder and doors to the bedrooms and bathroom. There are two double sized bedrooms - both with built in wardrobes and the main has access to the loft space with a drop down ladder. You will also find a good sized single bedroom, which could be a nursery or office. The bathroom is fitted with a modern suite consisting of a bath with a mains shower above, vanity wash hand basin and a WC. For practicality and appearance, the floor is laid to vinyl.

Outside

Garage and Drive

The property is located at the top of the cul de sac on the very far right hand side. There is a drive with room for three cars and leads up to the good sized single garage. This has an up and over door, fitted with light and power and has rafter storage. A door to the side opens to the rear garden. It measures 5.72 m x 2.29 m/18'9" x 7'6".

Gardens

From the drive, you will find two gates - the timber gate opens to the rear garden, whilst the

metal gate opens to a path that leads to the front door and large front garden. The front garden has a non-slip decking area immediately to the front of the house with the rest of the garden being laid to lawn with beds planted with a variety of shrubs and flowers. There is also a paved and gravelled area for pot plant display where a gate opens into the cul de sac of New Road. A path leads along the side of the house to a paved seating area. The rest of the garden is laid to lawn with trees, shrubs and plants. There is also extra storage behind the garage. The rear garden provides excellent privacy and the whole garden enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
Wholly Owned Solar Panels providing an income and reducing outgoings and an EV charging point

Directions

Postcode - SP8 4NZ
What3words - parties.ribcage.fillers

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.