



**Connells**

Seekings Lower Hartlip Road  
Hartlip Sittingbourne



# Seekings Lower Hartlip Road Hartlip Sittingbourne ME9 7ST

**For Sale**  
**£675,000**



## Property Description

Presenting for sale is this substantial four bedroom detached family home located in the highly sought after village of Hartlip. This well presented property boasts ample living accommodation with three reception rooms and large conservatory on the ground floor, in addition there is also an attractive kitchen with ground floor cloakroom. On the first floor are four bedrooms, family bathroom and ensuite shower to the main bedroom.

Further benefits include substantial rear garden, gas central heating, double glazing, versatile outbuilding with plumbing and electric and attractive views over orchards to the rear. An early viewing is strongly recommended.

### Lounge

14' 6" x 16' 8" ( 4.42m x 5.08m )

### Dining Room

9' 9" x 11' 8" ( 2.97m x 3.56m )

### Reception Room

8' 2" x 12' 3" ( 2.49m x 3.73m )

### Kitchen

8' 3" x 15' 8" ( 2.51m x 4.78m )

### Conservatory

### Bedroom One

11' 3" x 14' 10" ( 3.43m x 4.52m )

### Ensuite- Shower

### Bedroom Two

10' x 11' 2" ( 3.05m x 3.40m )

### Bedroom Three

8' 7" x 10' 1" ( 2.62m x 3.07m )

### Bedroom Four

6' 7" x 8' 9" ( 2.01m x 2.67m )

### Bathroom













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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21 High Street  
 RAINHAM ME8 7HX

EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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