



108 Waterside Lane Gillingham, ME7 2ST

PRICE GUIDE £385,000 TO £400,000. River views! Immerse yourself in the beauty of marina living while enjoying the modern amenities and considerate design that make this property a true gem.

The stunning property offers unparalleled views of the marina, providing a constant source of tranquillity and natural beauty. On entry to the hallway from the ground floor, you have the benefit of a cloakroom and a sleek, L-shaped modern kitchen/diner, designed for both aesthetics and functionality, with quality appliances and ample counter space. An ideal space for entertaining! The kitchen is fully equipped with an integral fridge, freezer, dishwasher, oven/microwave, a gas hob and extractor fan. The rear of the kitchen/diner leads to the low maintenance, beautifully landscaped courtyard patio area, via bi-fold doors. Stairs lead to the second floor where you will find a stunning reception room with its beautiful Juliet balcony, perfect for watching the boats come and go in the marina as you are located right on the Medway Estuary, guaranteeing a perfect maritime view! Bedroom's 2 and 3 are also located on this floor. A spacious and elegant family bathroom provides additional comfort for residents and guests alike. The third floor comprises of a large master bedroom which has plenty of storage with mirrored integral wardrobes, and a luxury en-suite shower room with basin and w/c. The garage and driveway provide plenty of parking. Location is perfect for easy access to Riverside Country Park, local schools, shops and various leisure centres. With a three-story layout, this residence maximizes space and provides a sense of privacy for each member of the household. The design ensures a seamless flow between living, sleeping, and recreational areas. **MUST BE VIEWED!**

Guide price £385,000

108 Waterside Lane

Gillingham, ME7 2ST



- SOLD BY POLLARD ESTATES
- Modern Kitchen/Diner
- Garage & Driveway
- River Views
- Cloakroom
- Council Tax - E
- High Specification
- En-Suite Shower Room
- EPC - C

Door To

Hallway

Cloakroom

6'2 x 2'9 (1.88m x 0.84m)

Kitchen/Diner

25'9 x 15'9 (7.85m x 4.80m)

Stairs To

Lounge

16' max x 15'9 max (4.88m max x 4.80m max)

Bedroom 2

9'6 x 9'2 (2.90m x 2.79m)

Bedroom 3

14'8 max x 8'3 max (4.47m max x 2.51m max)

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

Stairs To

Landing

Bedroom 1

13'2 x 10'6 (4.01m x 3.20m)

En-Suite

9'5 x 7'1 (2.87m x 2.16m)

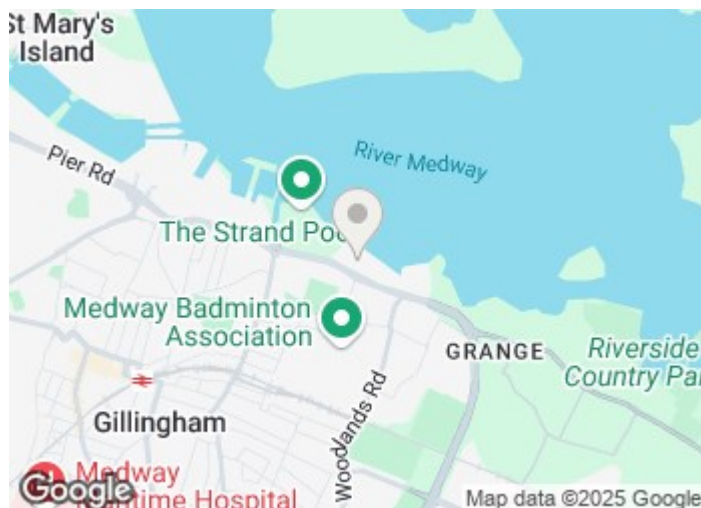
Garage

20' x 9' (6.10m x 2.74m)

Garden

50' x 25' approx (15.24m x 7.62m approx)

Driveway



Directions

Station Rd, Rainham, Gillingham Head north-east on Station Rd/B2004 towards Longley Rd At the roundabout, take the 1st exit onto B2004 At Grange Roundabout, take the 3rd exit onto Danes Hill/Gads Hill/A289 Continue to follow A289 At The Strand Roundabout, take the 4th exit onto Pier Rd/A289 Continue to follow A289 Turn left onto Waterside Ln Turn left at the 1st cross street to stay on Waterside Ln Waterside Ln, Gillingham

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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