

# PHIL ABRAHART



Kent Road, Halling, Rochester, ME2 1AT

£235,000

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A charming two double-bedroom maisonette with its own private entrance and garden, set in the very heart of Halling village.

Just moments from the village amenities, including the station, local shops and friendly pubs, this home blends convenience with character, offering 994 years remaining on the lease with no monthly service charges.

Checkout the stunning open-plan kitchen, newly completed in May 2024 and includes solid wood worktops, butler sink a breakfast bar area, with the adjoining lounge enjoys a lovely outlook over the village green.

Both bedrooms are generous doubles. The main bedroom boasts a bright double aspect and a walk-in wardrobe, while the second offers a sizeable built-in wardrobe. The bathroom is impressively spacious, with room for a dedicated laundry area.

Outside, the private garden with artificial lawn provides a low-maintenance space—ideal for summer BBQs and relaxed outdoor living. QUOTE PA1009



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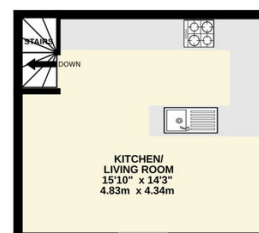
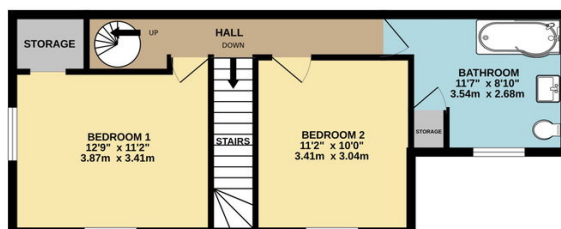


- Fabulous 2 Double bedroom Maisonette with its own separate entrance
- Stunning solid wood worktop with breakfast bar open-plan kitchen
- Long lease 994 years with no service charge
- Open plan Lounge with views overlooking the green
- Low maintenance rear garden(Artificial Lawn)
- Prime village location with local schools, local shops/pubs
- Rustic kitchen features (brick slips, oak beams)
- Spacious bathroom with laundry area
- Walk to the railway station its minutes away ideal if you need to commute
- Quote pa1009

GROUND FLOOR  
127 sq.ft. (11.8 sq.m.) approx.

1ST FLOOR  
462 sq.ft. (42.5 sq.m.) approx.

2ND FLOOR  
226 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 sq.m.) approx.

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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