



28 Star Hill

Rochester, Kent, ME1 1XB

GREENLEAF PROPERTY SERVICES are delighted to introduce this imposing mid-terrace Georgian townhouse to the market, in sought-after central Rochester, ME1. Built circa 1790, and set out over four spacious floors, this substantial and characterful Grade Two listed property is in need of some updating and modernisation, however the potential is there to create a fantastic family home, HMO or perhaps conversion to flats, subject to the usual permissions and new owners wishes. There is a good size private rear garden complete with summerhouse, and lapsed planning permission for an extension to the original kitchen area. There is also nearby parking in the local area.

The layout briefly comprises of: Hallway giving access to the working kitchen/lounge area to front, dining room to rear, original kitchen/utility area out to garden, stairs down to the spacious cellar with potential, and stairs up to the first floor; The first-floor landing gives access to two double bedrooms, bathroom, and stairs up to second floor; The second floor landing gives access to two further double bedrooms.

The property is located a short walk to highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, the station with 35 minute fast trains to London St Pancras, and the historic High Street offering a wealth of cafes, bars, restaurants and boutiques, the famous cathedral, Norman castle and beautiful river walks. All A2/M2/M20 road links to London and coast are a short drive away. Properties of this calibre, location and potential are rarely available, we recommend viewing at your earliest convenience to avoid disappointment.

Offers In The Region Of £425,000

28 Star Hill

Rochester, Kent, ME1 1XB



- MID-TERRACE GEORGIAN TOWNHOUSE OVER FOUR FLOORS BUILT CIRCA 1790
- IN NEED OF UPDATING AND MODERNISATION
- POTENTIAL FOR CONVERSION TO HMO OR FLATS AND LAPSED PLANNING FOR EXTENSION TO REAR STPP
- EPC GRADE D / COUNCIL TAX BAND B / FREEHOLD

- FOUR DOUBLE BEDROOMS
- GRADE TWO LISTED / CONSERVATION AREA
- WALK TO STATION WITH 40 MINUTE FAST TRAINS TO LONDON

- CHARACTERFUL PROPERTY WITH MANY ORIGINAL FEATURES THROUGHOUT
- GOOD SIZE PRIVATE GARDEN WITH SUMMERHOUSE
- WALK TO HISTORIC HIGH STREET, HIGHLY REGARDED LOCAL SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

Hallway

Spacious hallway with exposed floorboards and wooden doors giving access to working kitchen/lounge, inner hallway to dining room, former kitchen/utility area out to garden, doorway with stairs down to cellar, stairs up to first floor.

Working kitchen/Lounge

11'10" x 11'1" (3.63m x 3.38m)

With laminate flooring, window to front, built-in shelving and cupboards, exposed woodwork, basin with worktop and neutral decor.

Dining Room

12'0" x 8'8" (3.66m x 2.66m)

With exposed floorboards, window to rear, original feature fireplace, good size room.

Former Kitchen

14'8" x 8'5" (4.49m x 2.57m)

In need of modernisation, worktops and boiler housed here, basin, window to side, doorway out to garden.

Cellar

15'7" x 12'0" (4.76m x 3.66m)

Cellar with good head-height, window to front offering lots of natural light, potential for further accommodation subject to usual consents.

First Floor Landing

Spacious landing with exposed floorboards, access to two double bedrooms, bathroom and stairs up to second floor.

Bedroom One

15'7" x 11'1" (4.76m x 3.39m)

Running full width of property, good size double bedroom with two windows to front, feature fireplace, exposed floorboards, built-in cupboard.

Bedroom Two

10'3" x 9'8" (3.13m x 2.95m)

Further double bedroom with exposed floorboards, built-in cupboard, window to rear of property.

Bathroom

6'4" x 5'8" (1.94m x 1.75m)

Modern bathroom with white suite consisting of bath, basin and WC, window to rear, partial white wall tiles with decorative feature, laminate flooring.

Second Floor Landing

Spacious landing giving access to two further double bedrooms, exposed floorboards continued.

Bedroom Three

15'9" x 11'5" (4.82m x 3.5m)

Another great size double bedroom running full width of property, two windows to front, built-in cupboard, exposed floorboards, feature fireplace.

Bedroom Four

15'8" x 10'6" (4.80m x 3.22m)

Double bedroom with exposed floorboards, built-in cupboard, window to rear.

Garden

With hard standing area to rear with shed, leading onto good size established lawn garden area in need of

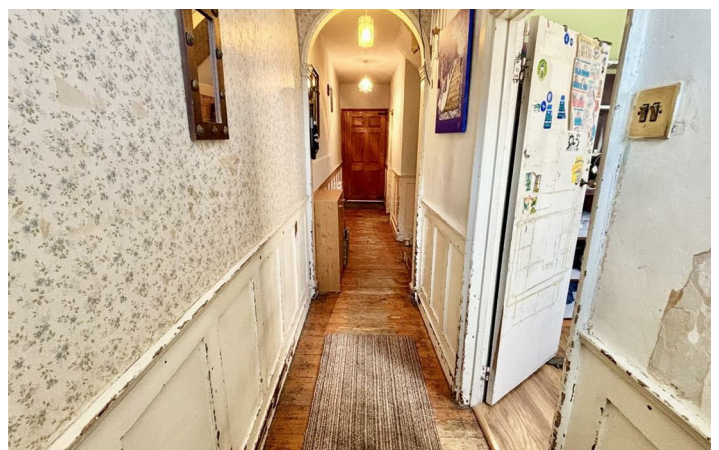
some green fingers, attractive summerhouse with potential.

Agents Note 1

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note 2

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



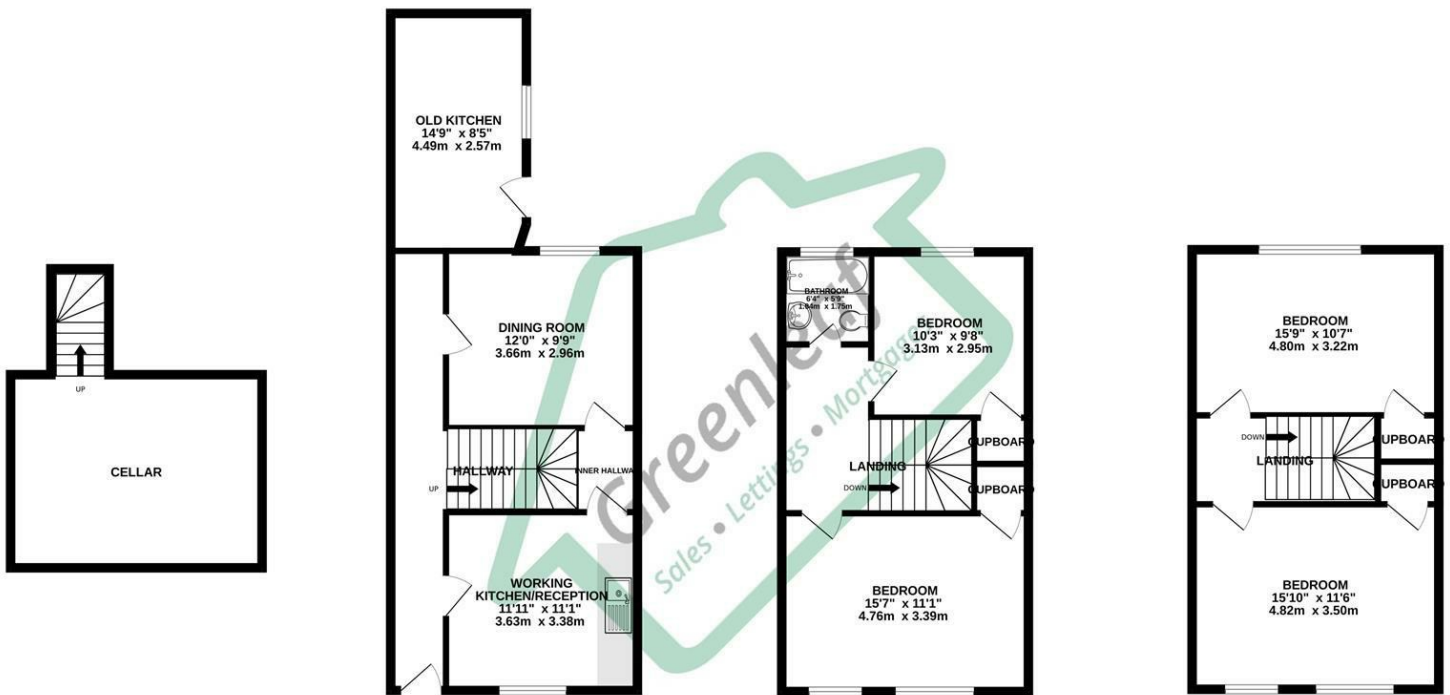


BASEMENT
211 sq.ft. (19.6 sq.m.) approx.

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

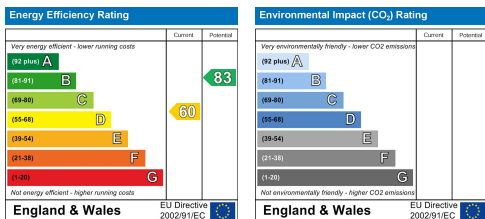
1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.

2ND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1590 sq.ft. (147.7 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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