



**Price**  
**£285,000**

**Freehold**

3x  1x  1x 

**Longhill Avenue,  
Chatham, Kent, ME5**

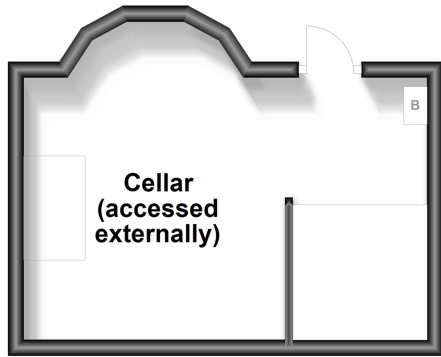
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

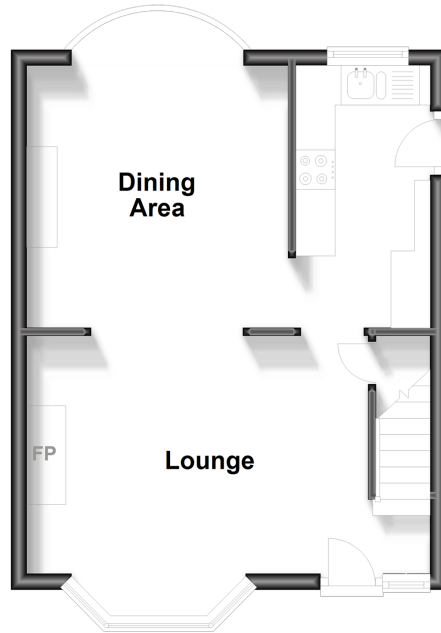
### Basement

Approx. 18.3 sq. metres (196.8 sq. feet)



### Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



### Second Floor

Approx. 14.8 sq. metres (159.4 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 16'9 x 12'6 into bay (5.11m x 3.81m)

Dining Room: 13'1 x 11'0 (3.99m x 3.36m)

Kitchen: 11'5 x 5'5 (3.48m x 1.65m)

### BASEMENT (ACCESSED EXTERNALLY)

Cellar: 16'8 x 11'0 (5.08m x 3.36m)

### FIRST FLOOR

Landing

Bedroom 2: 10'6 x 9'9 (3.20m x 2.97m)

Bedroom 3: 13'0 x 8'7 (3.97m x 2.62m)

Bathroom

### SECOND FLOOR

Bedroom 1: 16'6 x 9'5 (5.03m x 2.87m)

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Beautifully presented extended semi-detached house with double bedrooms
- Modern kitchen & bathroom
- Double glazing & gas central heating
- Walking distance of Medway Maritime Hospital
- One of the best roads in Gillingham for on-road parking



### Nearest Schools

Primary: All Saints C of E, Chatham 0.1 miles, New Road School and Nursery 0.3 miles, Byron 0.4 miles

Secondary: Brompton Academy 0.3 miles, Chatham Grammar for Girls 0.5 miles, Victory Academy 0.6 miles



### Transport Information

Train Stations: Gillingham 1.3 miles, Chatham 2.3 miles, Rochester 2.5 miles



### Address

Longhill Avenue, Chatham, Kent, ME5



### Directions

For directions to this property please contact us.





**Wards**  
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Call Gillingham Branch 01634 851191 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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