

**OVER 60?**

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



**Guide Price**  
**£525,000**  
**Freehold**

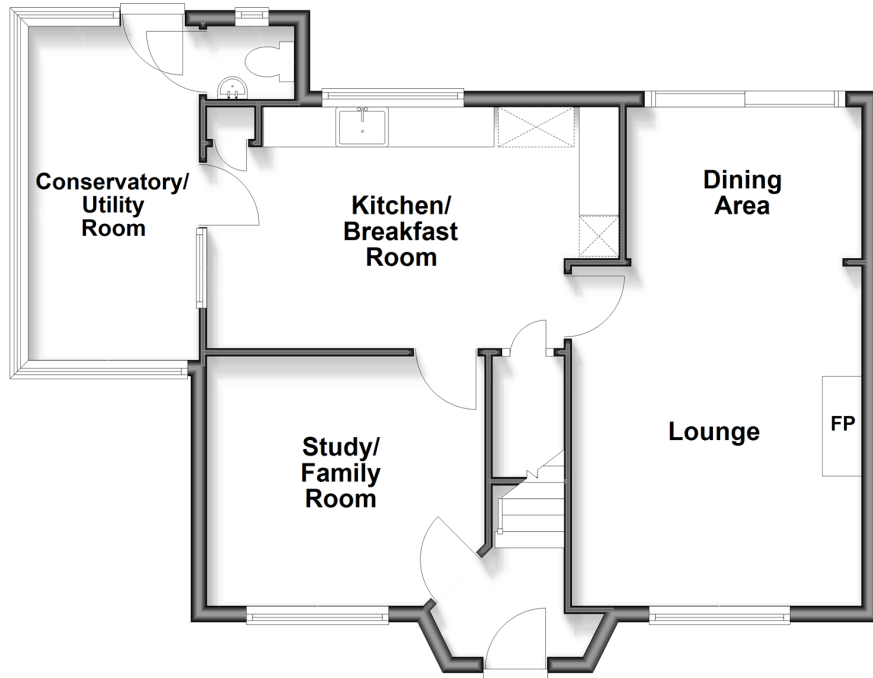
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Paradise Cottages, Lower Hartlip Road,  
Hartlip, Sittingbourne, Kent, ME9

*Wards*  
Helping you move forwards

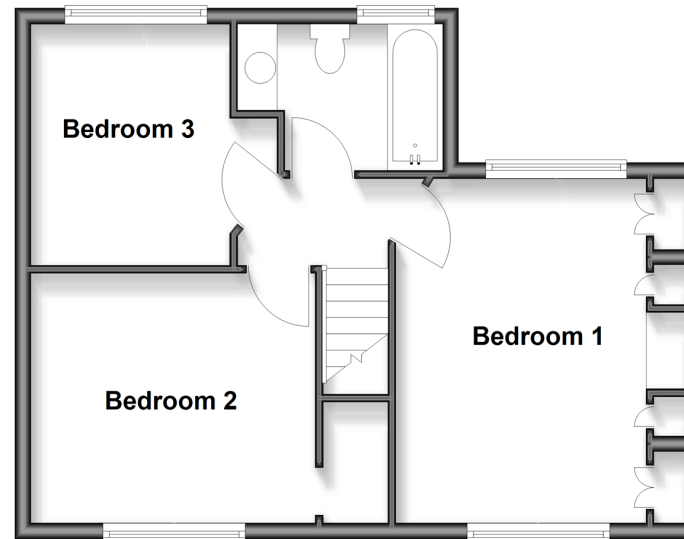
## Ground Floor

Approx. 63.5 sq. metres (684.0 sq. feet)



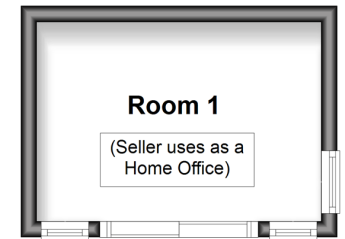
## First Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



## Outbuilding

Approx. 9.0 sq. metres (96.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
 Study/Family Room: 11'5 x 9'9 (3.48m x 2.97m)  
 Kitchen/Breakfast Room: 16'4 x 10'2 (4.98m x 3.10m)  
 Lounge: 14'0 x 12'0 (4.27m x 3.66m)  
 Dining Area : 9'7 x 5'5 (2.92m x 1.65m)  
 Conservatory/Utility Room: 13'7 x 7'11 (4.14m x 2.16m)  
 Downstairs Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 1 : 13'9 x 12'1 (4.19m x 3.69m)  
 Bedroom 2 : 11'4 x 9'9 (3.46m x 2.97m)  
 Bedroom 3 : 10'4 x 10'0 (3.15m x 3.05m)  
 Bathroom

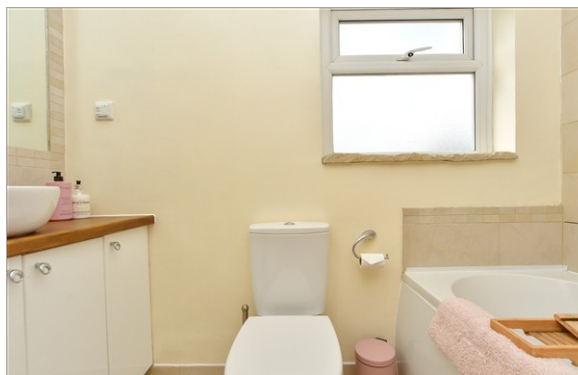
### OUTBUILDING

Room 1 : 11'7 x 7'9 (3.53m x 2.36m)

### OUTSIDE

Front Garden  
 Rear Garden  
 Driveway





## Main features

- An attractive character cottage that would make a perfect family home
- Impressive 16ft kitchen/breakfast room and study/family room
- Open plan lounge and dining area
- Useful downstairs cloakroom
- Generous private rear garden
- Sought after Hartlip location



### Nearest Schools

Primary Schools: Hartlip Endowed C of E Primary, Newington C of E Primary, Park Wood Junior School  
Secondary Schools: Leigh Academy Rainham, The Howard School, Rainham School for Girls, Rainham Mark Grammar School



### Transport Information

Train Stations: Newington 1.4 miles, Rainham 2.7 miles, Sittingbourne 4.5 miles



### Address

Paradise Cottages, Lower Hartlip Road, Hartlip, Sittingbourne, Kent, ME9



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Rainham Branch 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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