



OVER 60?

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

Guide Price
£375,000

Freehold

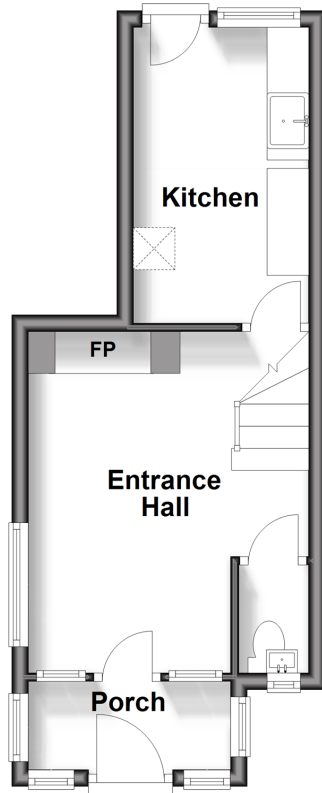
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**Manna House, High
Street, Upnor, Kent, ME2**

Wards
Helping you move forwards

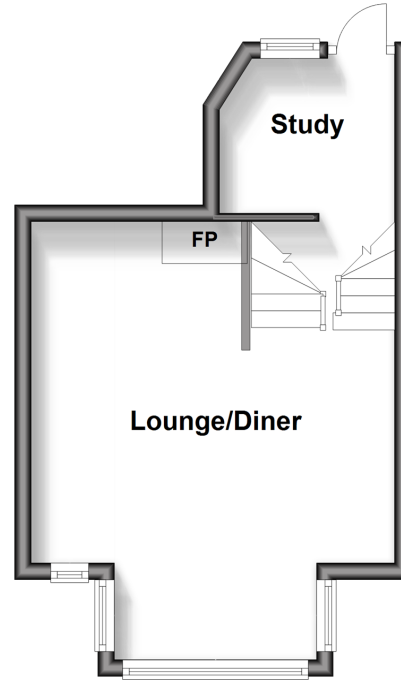
Split Level Ground Floor

Approx. 24.1 sq. metres (259.8 sq. feet)



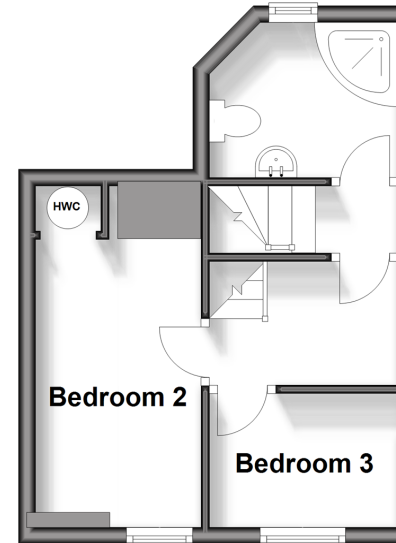
Split Level First Floor

Approx. 24.5 sq. metres (264.1 sq. feet)



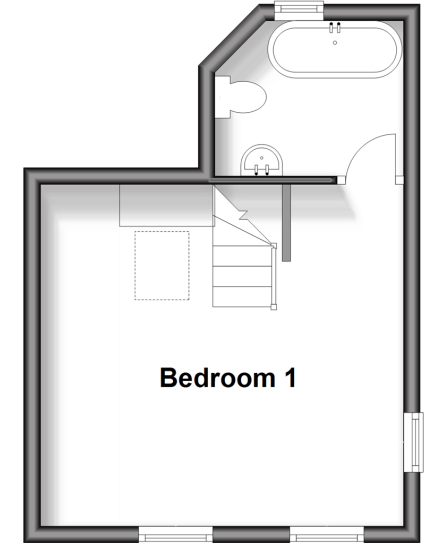
Split Level Second Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



Third Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Porch
Entrance Hall: 11'0 x 7'7 (3.36m x 2.31m)
Cloakroom
Kitchen : 10'7 x 7'0 (3.23m x 2.14m)

SPLIT LEVEL FIRST FLOOR

Landing
Sitting Room : 17'10 x 13'8 (5.44m x 4.17m)
Study: 6'9 x 5'6 (2.06m x 1.68m)

SPLIT LEVEL SECOND FLOOR

Landing
Bedroom 2: 12'1 x 6'0 (3.69m x 1.83m)
Bedroom 3: 7'3 x 5'5 (2.21m x 1.65m)
Bathroom

THIRD FLOOR

Bedroom 1 : 13'8 x 11'3 (4.17m x 3.43m)
En-Suite Bathroom : 6'9 x 5'7 (2.06m x 1.70m)

OUTSIDE

Courtyard Garden



Main features

- Charming and unique character home, built in 2004 in a conservation area, winner of 2017 Medway design award
- Riverside village, perfect for coastal walks
- Exposed beams, fireplaces and stained glass windows
- 2 bathrooms, private walled courtyard garden
- Easy access to motorway, HS1 30 minutes to London



Nearest Schools

Primary Schools: St Mary's Island C of E (Aided) Primary 0.5 miles, Wainscott Primary 0.6 miles, Chattenden Primary 0.8 miles,
Secondary Schools: Top performing Rochester Grammar Schools and King's School, Rochester 1.6 miles



Transport Information

Train Stations: Strood 2.8 miles, Rochester 3.5 miles, Cuxton 3.6 miles



Address

Manna House, High Street, Upnor, Kent, ME2



Directions

For directions to this property please contact us.



Call Strood Branch 01634 716597 ■ wardsofkent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 59% less, by purchasing a Lifetime Lease.



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