



78a Riverside Close
Bridge, Canterbury, CT4 5TN
£225,000 No Chain

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78a Riverside Close, Bridge, Canterbury

Ground floor two bedroom apartment ideal for modernization with single garage, driveway parking and no chain.

Situation

Riverside Close is situated in the heart of the desirable village of Bridge, located in the Kent Downs Area of Outstanding Natural Beauty. The village offers a super range of facilities including: health centre, mini market, pharmacy, dentist, hairdressers, tea room and a selection of public houses, as well as the award winning and highly rated Pig Hotel and Restaurant and the Michelin Star restaurant The Bridge Arms. There are regular bus services to the historic Cathedral City of Canterbury, which is just a few miles away and offers a wider range of shopping and recreational facilities, including the renowned Marlow Theatre. A high-speed main line train service from Canterbury to London with the travel time to St Pancras being some 60 minutes.

The Property

This ground floor apartment is ideally positioned within easy walking distance of the villages varied amenities along with ease of access for vehicular as well as public transport. Although it has been recently completely redecorated throughout, the kitchen and bathroom will need updating or modernizing. At the front is a tiled porch to the front which opens into a generous size sitting/dining room, a kitchen is just off here. An inner hall gives access to two bedrooms one with built-in wardrobes as well as a bathroom.

Outside

There is a raised bed to the front of the property well stocked with shrubs and plants. Driveway and garage with up and over door to the side of the adjoining garage.

Services

All mains services are understood to be connected.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Tenure: Freehold – This ground floor flat owns the Freehold to the building.

Current Council Tax Band: B

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor 634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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Entrance Porch

9' 2" x 2' 11" (2.79m x 0.89m)

Sitting / Dining Room

12' 2" x 15' 2" (3.71m x 4.62m)

Kitchen

9' 5" x 5' 5" (2.87m x 1.65m)

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m)

Bedroom Two

8' 9" x 7' 9" (2.66m x 2.36m)

Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

Garage

15' 6" x 7' 9" (4.72m x 2.36m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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