



Connells

Riverside Park Farleigh Bridge
East Farleigh Maidstone

Riverside Park Farleigh Bridge East Farleigh Maidstone ME16 9ND

for sale
£250,000



Property Description

A charming two-bedroom park home located in the sought-after Empress Riverside Park in East Farleigh, Maidstone. This unique property offers a rare opportunity to enjoy tranquil riverside living while remaining close to all essential amenities.

The home features a spacious open-plan lounge and dining area, filled with natural light and offering picturesque views of the river.

The kitchen is well-equipped with modern fittings, and both bedrooms are generously sized, with the main bedroom benefiting from built-in storage. A contemporary bathroom completes the interior, while outside you'll find a private garden area perfect for relaxing or entertaining.

Location highlights: Empress Riverside Park is a peaceful residential community with only 35 homes, set along the River Medway. Despite its idyllic setting, the property is just 10 minutes from Junction 5 of the M20, making it ideal for commuters.

East Farleigh station is approximately 0.2 miles away, providing regular Southeastern services to Maidstone and onward connections to London. Maidstone town centre is only 2 miles away, offering a wide range of shops, restaurants, and leisure facilities.

Local amenities include supermarkets (Tesco, ASDA), pubs such as The Bull Inn and Malta Inn, and scenic walks along the river. Families will appreciate nearby schools such as East Farleigh Primary School (0.5 miles) and Oakwood Park Grammar School (1.3 miles). Healthcare needs are met by Maidstone Hospital, just



Entrance Hall

Lounge

15' x 14' 5" Into Recess (4.57m x 4.39m Into Recess)

Kitchen

20' Plus Window Recess x 9' 6" (6.10m Plus Window Recess x 2.90m)

Study

7' 2" x 4' 9" (2.18m x 1.45m)

Bedroom One

9' 6" Into Wardrobe x 9' 2" Plus Window Recess (2.90m Into Wardrobe x 2.79m Plus Window Recess)

Bedroom Two

12' 8" x 9' 6" Plus Window Recess (3.86m x 2.90m Plus Window Recess)

Bathroom

Agents Note

There is a restriction on the title that applies to the purchase transaction. Please enquire with the branch

Agents Note

There is an easement on the title please enquire with the branch

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)









Total floor area 69.6 m² (749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: Deleted

Tenure:

view this property online connells.co.uk/Property/MAI408319

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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