



HAWKESFORD
JAMES



Highsted Valley, Rodmersham
Sittingbourne, Kent, ME9 0AB
price: £600,000 Freehold



Presenting a unique opportunity with the benefit of no forward chain, this charming, detached chalet bungalow graces the outskirts of Rodmersham village, promising easy access to sought after primary and secondary schools.

Inside, discover a flexible living space thoughtfully designed to adapt to your lifestyle. A welcoming entrance porch leads to a hallway, where stairs ascend to the first-floor landing. Enjoy a spacious lounge with delightful front-facing views, a dining room that could be used as a fourth bedroom if desired, and a contemporary kitchen/breakfast area featuring integrated appliances and a convenient breakfast bar. A ground floor shower room and separate WC complete this level.

Upstairs, you will find a split-level master bedroom boasting fitted wardrobes, along with two additional bedrooms also equipped with wardrobes. A family bathroom indulges with a corner bath and separate shower cubicle, while a walk-in storage cupboard and a designated desk space on the landing cater to practical needs.

Outside, the low-maintenance rear garden showcases newly laid resin pathways, artificial grass, and a charming, raised area with a fire pit, and a garden room, perfect for hosting guests.

The property offers off-street parking for three vehicles in the front. For families, Rodmersham Primary School and Tunstall Primary School are conveniently close, while Fulston Manor provides for older children. Village amenities include a coffee shop/village store, a public house, a fitness club, and a cricket club.



The property sits approximately 2.2 miles from Sittingbourne's town centre and mainline railway station, boasting easy access to London within a 45-mile radius via railway services to London Victoria and HS1 to St. Pancras International, ideal for commuters.

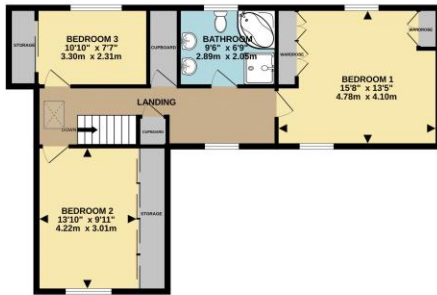
Embrace a vibrant community lifestyle with leisure amenities like the Swallows Leisure Centre, a cinema, bowling complex, and the Avenue Theatre, all within reach.



GROUND FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1756 sq.ft. (163.1 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 parts 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 for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their quality or reliability can be given.
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Features

- Detached Chalet Bungalow
- Three/Four Bedrooms
- Kitchen/Breakfast Room
- Lounge & Dining Room
- Ground Floor Shower Room & First Floor Bathroom
- Semi-Rural Location
- No Forward Chain
- Council Tax Band: E
- EPC Rating: C | 69
- Freehold



Disclaimer:
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts



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