



53 Hardy Street  
Maidstone  
ME14 2SJ

Guide Price £300,000 to £325,000



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## Description

Fabulous opportunity to purchase this stunning corner house offering huge potential. Arranged on 4 floors extending to in excess of 1400 sq ft with hard standing to the rear and side, there may be some possibility of off road parking. The outside space is mainly to the rear and side. This most attractive building is an end of terrace with ragstone elevations and brick reveals, formerly used as a shop. In need of improvements with great scope for re modernising offered at a most realistic price.

## Location

Maidstone town centre has an excellent selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There is a wide selection of schools in the area for infants and juniors at Northborough and St Pauls and a further selection for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

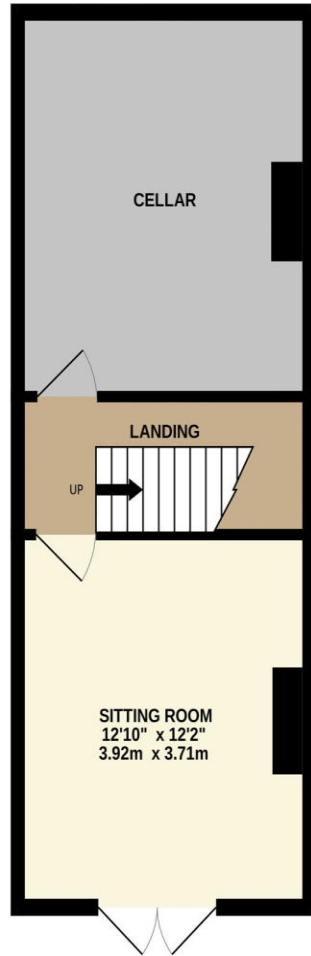
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## VIEWINGS STRICTLY BY APPOINTMENT

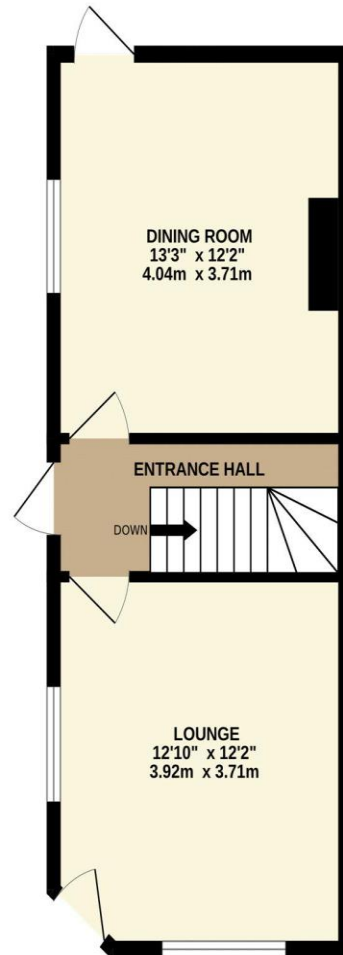
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



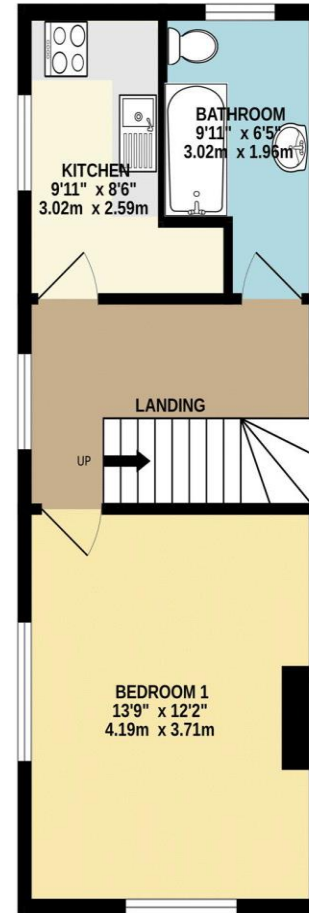
LOWER GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



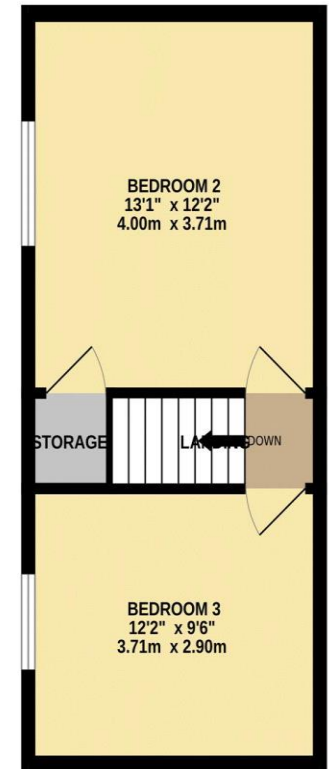
GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



FIRST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



SECOND FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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## ON THE GROUND FLOOR

### ENTRANCE HALL

Main entrance door to the property, stairs to lower ground floor and first floor.

**LOUNGE** 12' 10" x 12' 2" (3.91m x 3.71m)

Vinyl flooring, large original shop windows and entrance door to the front.

**DINING ROOM** 13' 3" x 12' 2" (4.04m x 3.71m)

Vinyl flooring, door to rear, window to side.

## ON THE LOWER GROUND FLOOR

### LOWER GROUND FLOOR LANDING

Stairs to ground floor.

**CELLAR** 12' 10" x 12' 2" (3.91m x 3.71m)

**SITTING ROOM** 12' 10" x 12' 2" (3.91m x 3.71m)

Vinyl flooring, double casement doors with steps outside leading up to pavement level.

## ON THE FIRST FLOOR

### FIRST FLOOR LANDING

Window, stairs to ground and second floor.

**KITCHEN** 9' 11" x 8' 6" (3.02m x 2.59m)

A range of high and low level units with complimenting work surfaces, window to side, black

acrylic sink with chrome mixer tap, wooden floor boards, partly tiled wall with mosaic design.

**BATHROOM** 9' 11" x 6' 5" (3.02m x 1.95m)

White suite with low level WC, wash hand basin, panelled bath with shower over, glass shower screen, wooden floor boards, tiled walls around bath / shower, window.

**BEDROOM 1** 13' 9" x 12' 2" (4.19m x 3.71m)

Stripped wooden floorboards, dual aspect windows.

## ON THE SECOND FLOOR

### SECOND FLOOR LANDING

Stairs to first floor.

**BEDROOM 2** 13' 1" x 12' 2" (3.98m x 3.71m)

Window, built-in storage cupboard, wood flooring.

**BEDROOM 3** 12' 2" x 9' 6" (3.71m x 2.89m)

Window.

## Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, take the fifth turning on the right, just before the Dog and Gun Public House into John Street and Hardy Street will be found first turning on the left the property being a short distance along on the corner of the left hand side as indicated by our sign board.



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