



## 82 Church Street

Cliffe ME3 7PP

**Offers Over £475,000**



Nestled on Church Street in the charming village of Cliffe, Rochester, this unique property presents a rare opportunity for those seeking a versatile space with immense potential. This building has been thoughtfully transformed, offering a generous ground floor that currently serves as storage but could easily be adapted to suit a variety of needs. The ground floor features two mirrored areas, each equipped with kitchen units and two convenient shower rooms, providing ample space for creative reimaging. Above, the spacious two-bedroom apartment boasts a large lounge/diner, a well-appointed kitchen, and a shower room, making it an ideal living space. The apartment also benefits from a delightful patio area, perfect for enjoying the outdoors.

The external grounds are equally impressive, offering ample parking and the potential for a beautiful garden retreat. Additionally, planning permission had once been granted for another dwelling, further enhancing the possibilities this property holds.

Whether you envision a thriving business, a family home, or a combination of both, the opportunities are endless with this exceptional property. We invite you to contact us today to arrange a viewing and explore the potential that awaits you in this remarkable building.

FREE HOLD, COUNCIL TAX BAND D



## Area Map



## Floor Plans

**Ground Floor**

**MMS Sales & Lettings**  
Let and help you look after yours

**Approximate total area<sup>(1)</sup>**  
1976 ft<sup>2</sup>  
183.6 m<sup>2</sup>

**Balconies and terraces**  
211 ft<sup>2</sup>  
19.6 m<sup>2</sup>

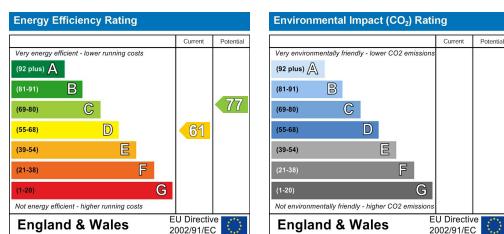
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## Energy Efficiency Graph



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