

Connells

Millers Way
Harrietsham Maidstone

# Millers Way
# Harrietsham Maidstone ME17 1PY

for sale
**£185,000**







## Property Description

Nestled within the sought-after Pilgrimes retreat development in Harrietsham, this attractive two-bedroom park home offers well-proportioned accommodation, private outdoor space, and off-road parking.

The property welcomes you with a bright and spacious living room, providing an excellent space for relaxing or entertaining guests. The fitted kitchen is well-appointed with a range of storage units and workspace, creating a practical and functional environment for everyday living.

There are two comfortable bedrooms, with the principal bedroom enjoying ample space for furniture and storage. The second bedroom offers versatility and could equally serve as a guest room, study, or hobby space. Completing the internal accommodation is a modern bathroom finished to a good standard.

Externally, the property boasts a well-maintained private garden, perfect for enjoying the warmer months, gardening enthusiasts, or simply relaxing outdoors. A driveway to the front provides convenient off-road parking.

Situated in the desirable village of Harrietsham, residents can enjoy easy access to local shops, amenities, picturesque countryside walks, and a mainline railway station offering connections to London and the Kent coast. The M20 motorway is also within easy reach, making this an excellent location for both local and regional travel.

This delightful park home presents an excellent opportunity for those looking to downsize without compromise, offering comfortable single-storey

## Agents Note

There are a number of obligations on both sellers and buyers when completing

the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home. Sites often have requirements specific to the purchase of a property 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.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

## Agents Note

Waste from the property is sserved by a Septic Tank

## Agents Note

Please note a monthly fee of £457.63 is due for the management site charges. Please see branch for more details.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.








family
hope












Total floor area 70.1 m² (754 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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30 King Street
MAIDSTONE ME14 1BS

EPC Rating: Exempt

Council Tax Band: B

Tenure:

**view this property online connells.co.uk/Property/MAI408877**

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.

The Property Ombudsman

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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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