SAXON SHORE
ESTATE AGENTS

1 Upper Tickham Cottages Tickham Lane, Sittingbourne, ME9 0HR
Offers in the region of £525,000

Introducing this charming three bedroom, end terrace cottage on Tickham Lane in Lynsted. This cottage boasts period charm with a wealth of original features and modern convenience, all rolled in to one.

Accommodation spans across two floors and comprises a spacious lounge with a lovely wood burner, added later on as an extension, is the kitchen/dining room with french doors that open onto the garden. There is also a study and a shower room to the ground floor.

Upstairs is two great sized double bedrooms, one of which has a charming ensuite, and a single bedroom.

Outside is a large garden area surrounding the cottage, with patio area, a shed, a tiki bar and a shared access at the back to the parking area.

Lounge
12'5" x 21'7" (3.8 x 6.6)

Kitchen/Dining Room
12'5" x 8'10" + 9'10" x 8'5" (3.8 x 2.7 + 3 x 2.58)

Study
9'10" x 7'6" (3 x 2.3)

Shower Room
9'10" x 4'7" (3 x 1.4)

Bedroom 1
9'10" x 11'8" (3 x 3.58)

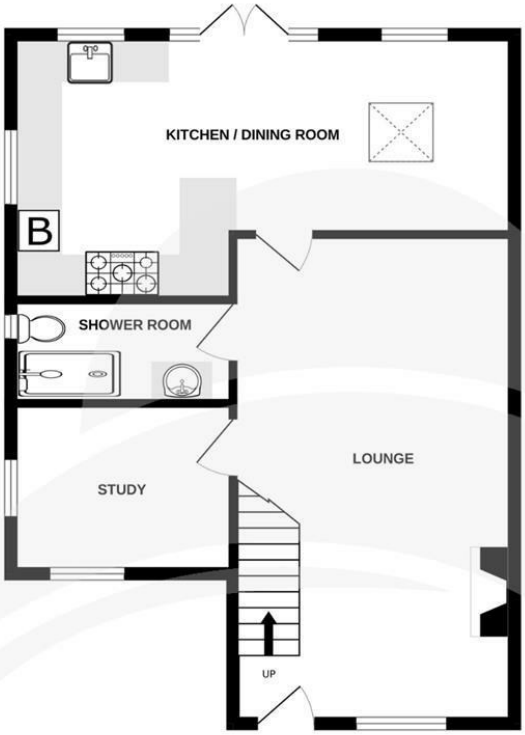
Ensuite
9'10" x 4'11" (3 x 1.5)

Bedroom 2
9'2" x 15'5" (2.8 x 4.7)

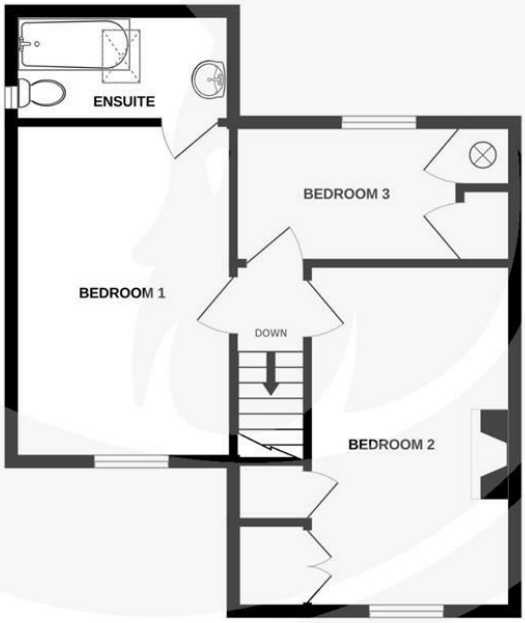
Bedroom 3
12'5" x 6'2" (3.80 x 1.9)

Garden

GROUND FLOOR
56.6 sq.m. (609 sq.ft.) approx.



1ST FLOOR
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 99.3 sq.m. (1069 sq.ft.) 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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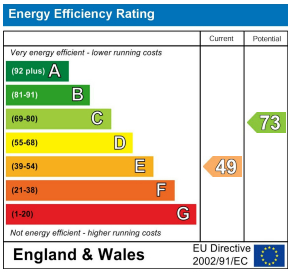

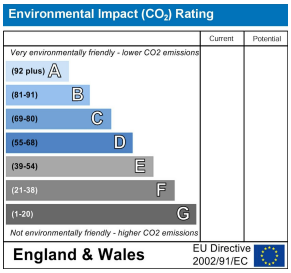

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