



# 31 Hillside Court, Downside

Strood ME2 2DP

**Guide Price £160,000**



GUIDE PRICE £160,000-£170,000

Beautifully Renovated Two-Bedroom Third-Floor Flat with Park Views, Garage and No Forward Chain


An excellent opportunity to acquire this newly renovated and tastefully decorated third-floor flat, offering spacious and well-presented accommodation in a convenient and highly sought-after location. The bright and generous south-facing lounge is bathed in natural sunlight throughout the day, creating a warm and inviting living space. Enjoying attractive views over the neighbouring park, the lounge provides a delightful setting for relaxation and entertaining alike. The property features two well-proportioned bedrooms, including a spacious principal bedroom that also benefits from the desirable south-facing aspect and lovely park views. The second bedroom offers versatile accommodation, ideal as a guest room, home office or nursery. Finished to a high standard throughout, the flat is ready for immediate occupation and is perfectly suited to first-time buyers, professional couples, downsizers or investors. Ideally situated within walking distance to Strood town centre, Rochester city centre and a wide range of local amenities, including Strood Sports Centre and schools for all ages. The property also offers excellent transport links and is within easy access to the A2/M2 motoway links. Early viewing is highly recommended to fully appreciate the space, presentation and superb location this exceptional property has to offer. EPC rated D, Council tax band B



## Area Map



## Floor Plans



**Approximate total area<sup>(1)</sup>**

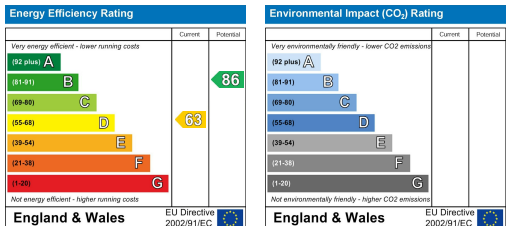
575 ft<sup>2</sup>  
53.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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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