

01634 379 799

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HR HARRISONS
REEVE



18 Huckleberry Close

• Chatham

Price: Price Range £170,000



18, Huckleberry Close, , ME5 8EB

Price Range £170,000

- PRICE RANGE £170,000 TO £180,000
- WELL APPOINTED 2 BEDROOM SECOND FLOOR FLAT
- USEFUL UTILITY AREA
- COMMUNAL GARDENS
- 81 YRS REMAINING ON LEASE, GROUND RENT £100 P.A, SERVICE CHARGE APPROX. £141 PCM
- CLOSE PROXIMITY TO LOCAL SCHOOL, SHOPS AND AMENITIES
- EPC RATING AWAITED; MEDWAY COUNCIL TAX BAND "A"
- APPROX 657 SQ FT OF LIVING ACCOMMODATION

PRICE RANGE £170,000 TO £180,000

Welcome to this charming flat located on Huckleberry Close in Chatham. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a convenient and pleasant home. Spanning an area of 689 square feet, the flat features a well-proportioned reception room that provides an inviting atmosphere for relaxation and entertaining guests.

The property boasts two cosy bedrooms, ideal for restful nights and personal retreats. The bathroom is thoughtfully designed to cater to your daily needs, ensuring both functionality and comfort. Built in 1960, this flat combines classic architecture with modern living, offering a unique character that is hard to find in newer developments.

Situated in a peaceful neighbourhood, Huckleberry Close provides easy access to local amenities, schools, and transport links, making it an excellent choice for those who value convenience. Whether you are a first-time buyer or looking to downsize, this flat presents a wonderful opportunity to create a home that suits your lifestyle.

Do not miss the chance to view this lovely property and experience all that it has to offer.

Entrance Hall

Lounge
14'7" x 11'10" (4.46m x 3.62m)

Kitchen
8'10" max x 8'6" (2.71m max x 2.60m)

Bedroom 1
11'8" x 11'10" (3.56m x 3.62m)

Bedroom 2
10'0" x 8'9" (3.06m x 2.69m)

Bathroom

Exterior

Communal Garden Area

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Harrison's Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and PropertyMark, which is a client money protection scheme.

Important Notice

Harrison's Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

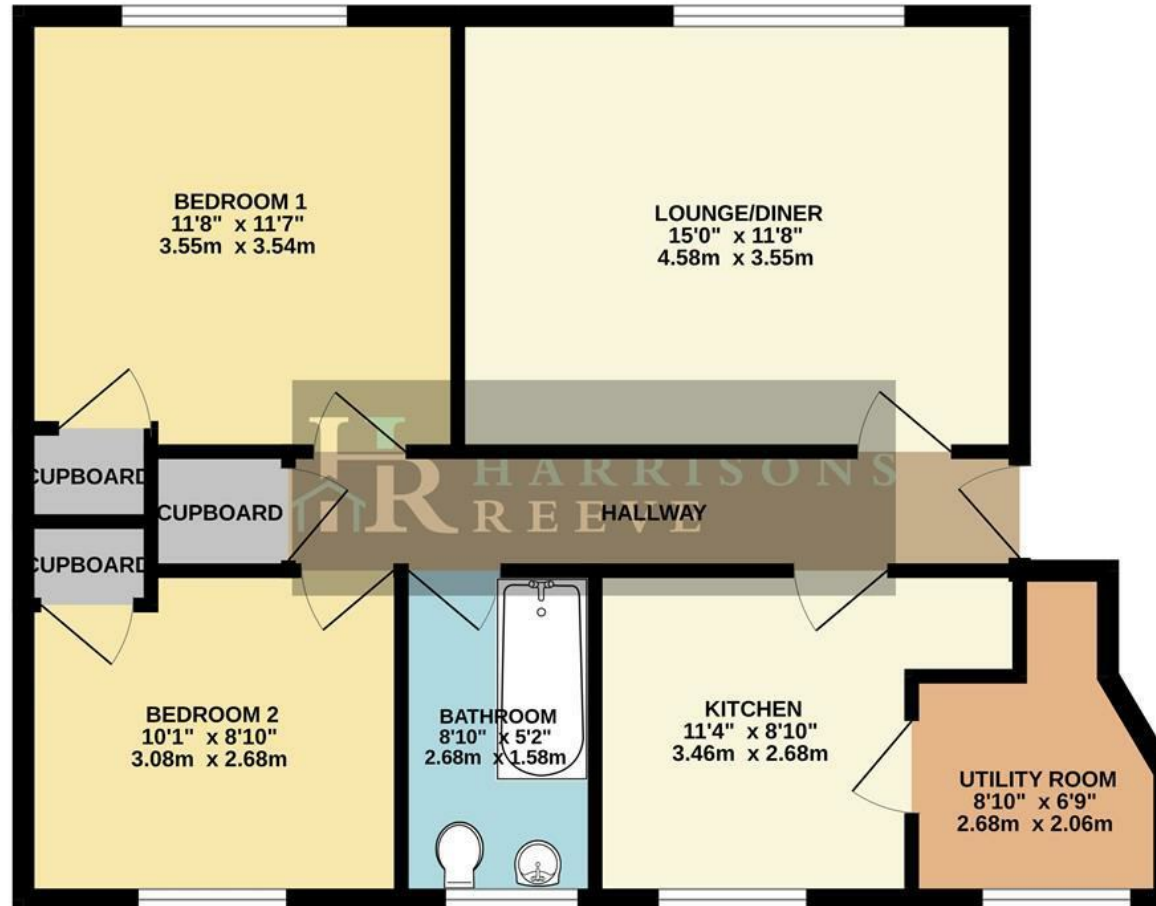
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|----------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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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