



Sidney Road | | Rochester | ME1 3HG

Guide price £275,000



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This late-Victorian three-bedroom period home, with views towards the River Medway visible between neighbouring properties, off-road parking for up to three vehicles and a generously sized garden, has been a much-loved family home for over ten years.

Situated within Borstal village and approximately 1.4 miles from historic Rochester, the property is well placed for the city's independent shops, cafés, restaurants, historic attractions and railway station.

The accommodation offers plenty of character and flexibility, together with useful storage throughout. To the rear is an additional conservatory/sun room overlooking the garden, complete with a wood-burning stove and providing a useful additional space for relaxing, entertaining, hobbies or home working. Buyers should satisfy themselves regarding the planning and Building Regulations status of this additional structure.

- Attractive late-Victorian three-bedroom period home
- Off-road parking for up to three vehicles
- Situated in Borstal village, approximately 1.4 miles from historic Rochester
- Additional conservatory/sun room with wood-burning stove
- Principal bedroom with built-in storage and elevated outlook
- Views towards the River Medway visible between neighbouring properties
- Generously sized rear garden
- Spacious sitting/dining room extending to over 20ft
- Jack-and-Jill shower room serving Bedrooms 1 and 2

Sitting/Dining Room

20'11" x 13'0" (6.37m x 3.95m)

A generous sitting and dining room extending to over 20 feet in length, offering ample space for separate seating and dining areas. Natural light enters from both ends of the room, creating a bright and versatile principal living space.

Kitchen

9'4" x 7'10" (2.84m x 2.39m)

A practical kitchen providing worktop, storage and appliance space for everyday cooking and meal preparation.





Conservatory

20'11" x 13'0" (6.37m x 3.95m)

A substantial additional space overlooking the rear garden, benefiting from plenty of natural light and a wood-burning stove. The room offers flexibility for relaxing, entertaining, hobbies or occasional home working.

Buyers should satisfy themselves regarding the planning and Building Regulations status of this additional structure.

Landing

The first-floor landing provides access to the three bedrooms.

Bedroom 1

13'0" x 10'2" (3.95m x 3.11m)

A well-proportioned principal bedroom with built-in storage and plenty of natural light. The room enjoys an outlook towards the River Medway, with river views visible between neighbouring properties, together with views across the surrounding area.

Bedroom 2

10'3" x 7'5" (3.12m x 2.25m)

A comfortable second bedroom with direct access to the Jack-and-Jill shower room shared with the principal bedroom. The room could equally suit use as a guest bedroom or home office.

Bedroom 3

8'10" x 7'10" (2.69m x 2.39m)

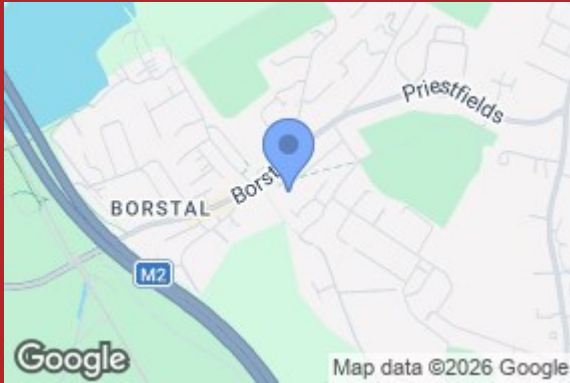
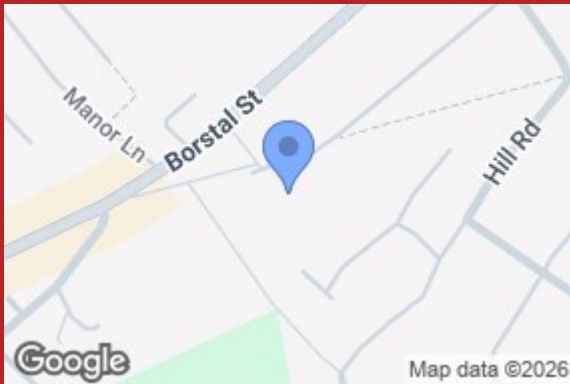
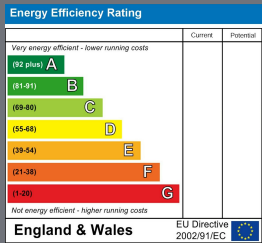
Bedroom 3 overlooks the rear garden and provides a bright and versatile space suitable for use as a bedroom, nursery or study. This is the smallest of the three bedrooms based on the stated measurements.

Bathroom

Located adjacent to the kitchen, the ground-floor bathroom provides additional bathroom facilities for residents and guests.

Jack-and-Jill Shower Room

Located on the first floor and accessed directly from both the principal bedroom and Bedroom 2, the Jack-and-Jill shower room includes a shower, WC and washbasin.



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