

Sussex Walk, Canterbury, Kent, CT1 1RU

Asking Price £299,995



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## Sussex Walk

### Canterbury, Kent CT1 1RU

FIRST TIME BUYER(S) or INVESTMENT BUYER(S) - Benefit of no on-ward chain





Located close to Barton Manor School in Canterbury, this spacious detached house offers a perfect blend of comfort and convenience. With five well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The fifth bedroom can easily serve as a separate dining room or study, providing flexibility to suit your lifestyle.

As you enter, you are welcomed into a spacious open-plan living room and dining area, which is bathed in natural light and features doors that lead out to a generous rear garden. One of the standout features of this home is the rear garden, which is thoughtfully designed for family enjoyment. It includes a bricked shed for storage, a lovely patio area elevated from the main property, ideal for outdoor dining or simply soaking up the sun. The grassy area is perfect for children to play, making it a wonderful space for family activities and gatherings.

The ground floor also boasts a convenient shower bathroom, with easy access to a side pathway that leads to both the front and rear garden. Upstairs, you will find three double bedrooms, offering ample space for relaxation, alongside a slightly smaller single room, which is perfect for children or guests. The family bathroom on this level ensures that everyone has access to essential amenities.

The rear garden has double gated access, with rights of way by the garages thereby providing vehicular access from Sussex Avenue, offering the potential of this to be utilised for off-street parking in the garden or on street parking is available. The property is tucked away off the main road, but still close to local amenities. This home is a wonderful opportunity for those looking to settle in the historic city of Canterbury, with its rich heritage and vibrant community. Don't miss the chance to make this lovely house your new home.

The property is currently tenanted at a rental of £1150 per month on a Periodic Tenancy. Landlord is happy to sell with the tenant in situ or with vacant possession.

Viewings are strictly by appointment only.  
Council Tax: C

#### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, 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.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

#### Ground Floor / Entry

##### Hallway

##### Study / Bedroom 5

7'11" x 11'3" (2.414 x 3.435)

##### Shower Room

9'1" x 4'7" (2.790 x 1.406)

##### Kitchen

11'4" x 9'1" (3.459 x 2.774)

##### Living / Dining Room

20'11" x 8'9" (6.393 x 2.674)

## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

