



CHRISTOPHER HODGSON

Conyer

19 North Quay, Conyer, Kent, ME9 9HL

Leasehold – Share of Freehold

A superb modern townhouse forming part of an exclusive private gated development on the waterside in the idyllic hamlet of Conyer, surrounded by picturesque Kentish countryside, Swale Marina, and the beautiful scenery and quiet sailing waters of Conyer Creek.

The generously proportioned accommodation is arranged over three floors. The ground floor is arranged to provide an entrance hall, a reception room which could be used as a third bedroom, and a shower room. To the first floor, there is an impressive open-plan kitchen/dining room, and a sitting room with a wood-burning stove and doors opening onto a large decked balcony overlooking the water.

To the second floor, there are two double bedrooms with the principal bedrooms benefiting from fantastic views of the creek, across the marshes, and towards The

Swale. There are two well-appointed bathrooms, including an en-suite shower room to the principal bedroom.

Outside, the courtyard garden has been designed for ease of maintenance. The property also benefits from a garage and off-street parking for one vehicle in a secure gated courtyard, accessed via electronically operated gates from North Quay, and slipway access to Conyer Creek.

No onward chain.

LOCATION

Conyer is an idyllic hamlet within the borough of Swale, located on the marshes of the North Kent coast, between the market town of Faversham (5.5 miles distant) and Sittingbourne (5.5 miles distant), approximately 1.8 miles North of the village of Teynham, and at the head of Conyer Creek. The hamlet which dates back to the Roman period was often mentioned in relation to smuggling during the 18th and 19th centuries and then became known for its brick making and later on its barge building industries. The area is known for its picturesque countryside and is situated on the edge of a wildlife sanctuary, designated an international Ramsar site and a Site of Special Scientific Interest. The nearby Swale Marina provides easy access to an excellent and varied cruising area, within easy reach of the Rivers Swale and Medway and is ideally positioned for sailing up the River Thames, East Coast and Channel crossings. The property is within close proximity to shops and amenities in nearby Teynham, highly regarded primary and secondary schools and a short distance from The Ship Inn, a popular 18th Century public house and restaurant. The Saxon Shore Way and National Cycle Route 1 pass through the hamlet, offering superb walks and cycling and in addition, there are a number of local golf courses. Transport links are strong with access to the A2 / M2 and subsequent motorway networks. The high speed Javelin service from Sittingbourne station provides a frequent service to London St Pancras with a journey time of approximately 1 hour as well as services to London Victoria with a journey time of approximately 67 minutes. Services from Teynham station (1.7 miles) to London St Pancras have an approximate journey time of 85 minutes and the service to London Victoria is approximately 75 minutes.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Reception Room/Bedroom 3 15'7" x 11'3" (4.75m x 3.43m)
- Shower Room

FIRST FLOOR

- Sitting Room 15'7" x 11'10" (4.75m x 3.62m)
- Kitchen 15'7" x 7'3" (4.75m x 2.22m)
- Dining Room 13'0" x 8'3" (3.95m x 2.51m)
- Balcony 15'7" x 4'10" (4.75m x 1.49m)

SECOND FLOOR

- Bedroom 1 15'7" x 9'10" (4.75m x 3.00m)
- En-Suite Shower Room 9'1" x 4'0" (2.79m x 1.23m)
- Bedroom 2 12'6" x 8'10" (3.82m x 2.71m)
- Bathroom 9'1" x 5'9" (2.79m x 1.77m)

OUTSIDE

- Courtyard Garden 21" x 17" (6.40m x 5.18m)
- Garage 16'4" x 9'0" (5.00m x 2.76m)

LEASE

The property is being sold with the remainder of a 999 year lease granted in 2001 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD

The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

GROUND RENT

NIL (subject to confirmation from vendor's solicitor).

SERVICE CHARGE

£2,583.90 per annum (subject to confirmation from vendor's solicitor)



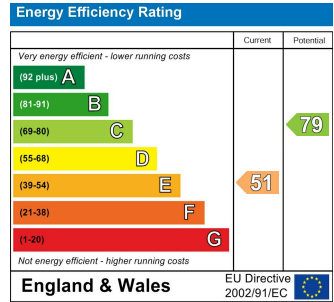




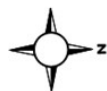


Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

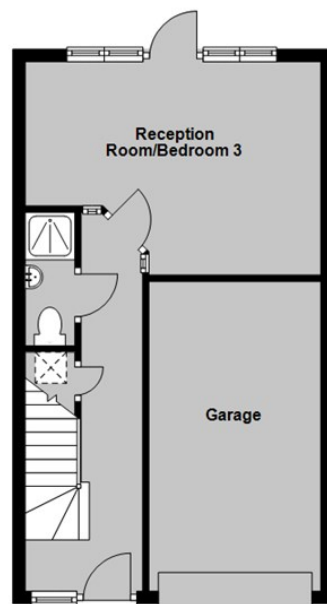


Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



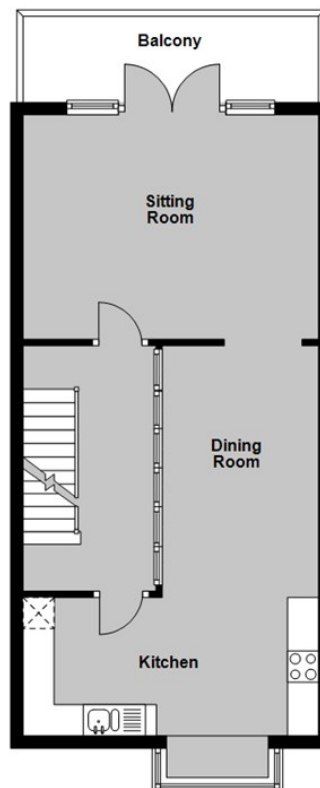
Ground Floor

Main area: approx. 25.9 sq. metres (278.5 sq. feet)
Plus garage, approx. 13.8 sq. metres (148.8 sq. feet)



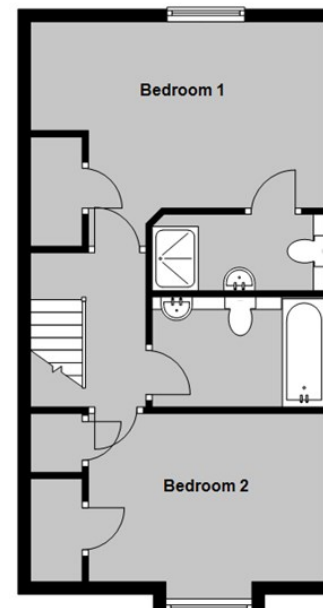
First Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Second Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Main area: Approx. 117.0 sq. metres (1259.4 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.8 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe