



4 Church Cottages,
Church Street,
Higham, ME3 7LR

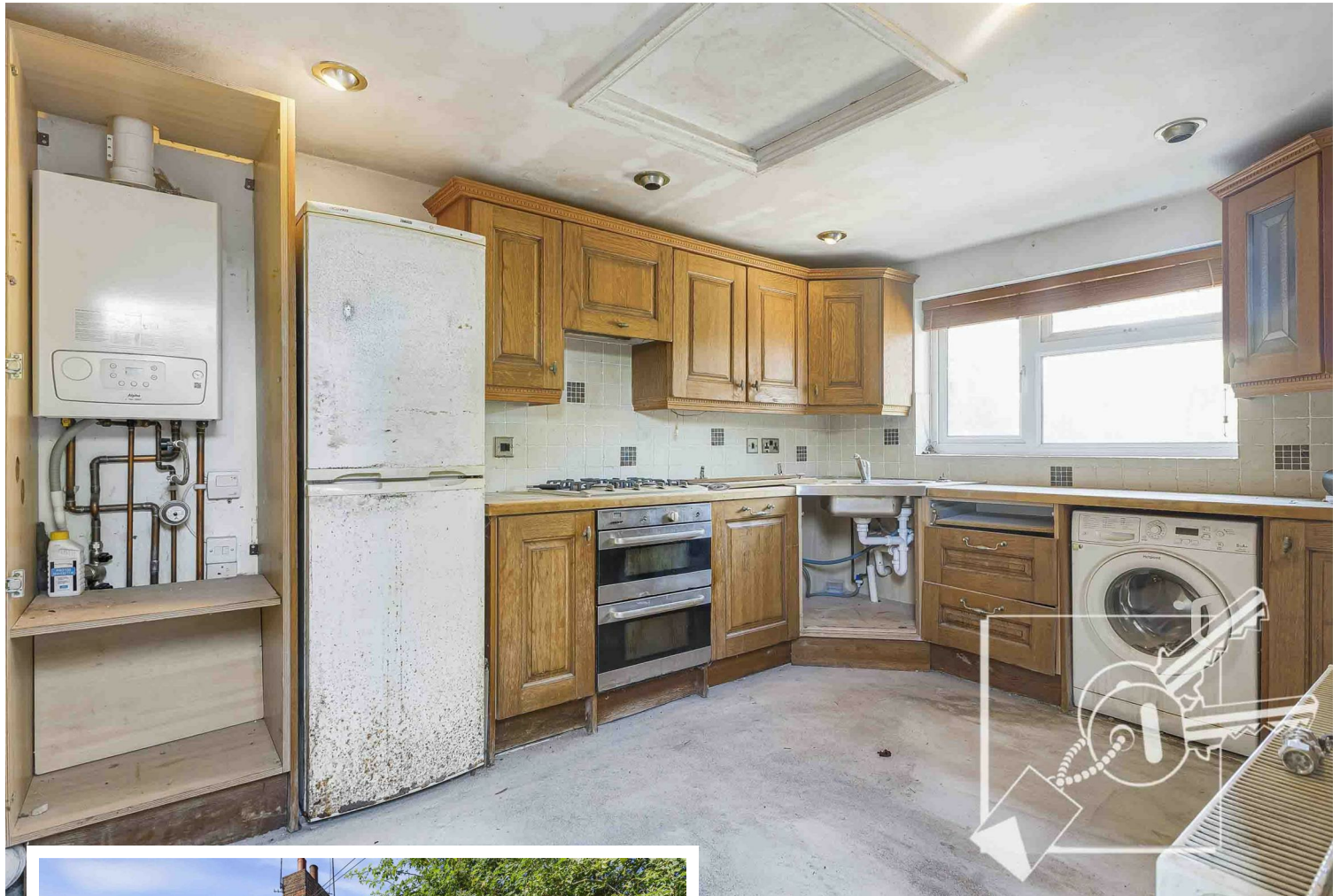
Offers Over £210,000



- Two Bedroom End Terrace Cottage
- Long Rear Garden, Double Glazed Windows
- Rural Location Surrounded by Countryside
- LPG Heating, No Onward Chain



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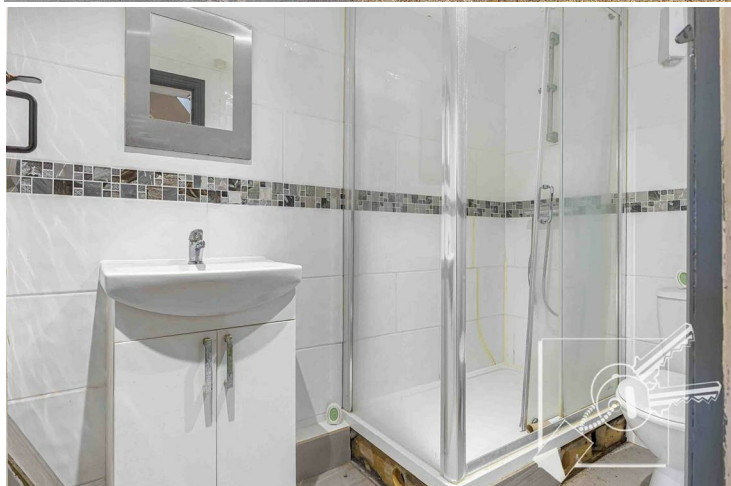
DESCRIPTION:

If you enjoy countryside living and don't mind a little DIY work, then take a look at this. Situated on the end of a small row of terrace cottages, this two bedroom property offers a blank canvas to create your dream home. Requiring some cosmetic improvement the property comprises one reception room with a feature fire place, kitchen, ground floor shower room and two bedrooms upstairs. The windows are double-glazed and the property is heated with LPG (Calor Gas Central Heating). The rear garden is approximately 50' and an ideal place for entertaining guests for summer BBQ's. Offering immediate vacant possession meaning no chain complications, viewing is highly recommended.

LOCATION:

Situated in the idyllic hamlet of Church Street in Higham, which is a conservation area, and surrounded by open farmland and countryside. The cottage backs onto the historic Grade II Listed St Mary's Church, which we understand is under the care of Churches Conservation Trust and offers so much history including Charles Dickens.

The village itself offers a host of amenities, including convenience stores, where you can pick up everyday essentials, pubs, a village workingman's club, where various entertainments take place for members. Education includes the well regarded primary school and the Famous Gads Hill private school. Higham station is within approximately half a mile with links to St Pancras Station, London, Gravesend and the Medway Towns.





FRONTAGE:

A small gravelled frontage, sets the property neatly back from the street. Side Gate leading to back garden.

ENTRANCE:

uPVC front door leading into the reception room.

RECEPTION:

Double glazed window to front, feature fire place, radiator.

INNER HALL:

Under stair storage cupboard, radiator.

KITCHEN:

Double glazed window to rear, sink unit, wall and base units with work surfaces. (Please note the kitchen units are at the end of their useful life and would benefit from replacement.)

SHOWER ROOM:

Fitted with shower cubicle, low level w.c., vanity wash basin.

STAIRS/LANDING:

Stairs to first floor. Handrail.

BEDROOM 1:

Double glazed window to front, radiator, feature fire place with cast iron grate.

BEDROOM 2:

Double glazed window to rear, radiator, over stair cupboard. Access to loft.

REAR GARDEN:

A good size rear garden offering that all important outside space. Various shrubs and bushes.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B - £1938.51 2026/2027

Conservation Area: Church Street, Higham

SERVICES:

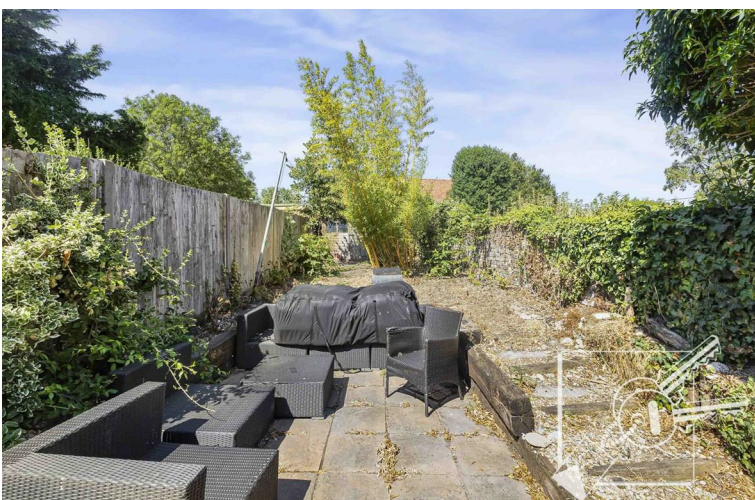
Mains Electric, LPG Gas, Mains Water, Cess Pit.

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following





acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.

Church Cottages, Church Street, Higham, Rochester ME3

Approximate Gross Internal Area 48.2 sq m / 519 sq ft

Ground Floor

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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