



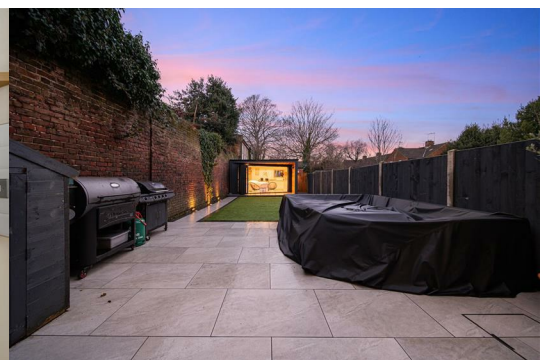
17 Mansion Row

Gillingham, ME7 5SE

Guide price £500,000



PRICE GUIDE £500,000 TO £550,000. A truly unique and individual home which desirable location is nestled within the Brompton Lines Conservation Area, a region known for its international historical significance related to the Royal Navy Dockyard. This deceptively spacious home oozes character and desirability from the minute you step inside. The accommodation is thoughtfully configured over three floors and exudes a feeling of luxury throughout. Downstairs boasts solid wood flooring, a useful WC, modern fitted kitchen/diner with feature Butler sink and AEG appliances, and a practical square shaped lounge. The first floor offers a superb master bedroom and stunning en-suite with touchless light sensor, perfectly complimented by wall to wall fitted wardrobes, another double bedroom with over head storage and a four piece bathroom which includes a rainfall effect shower and elegant claw foot bath tub. The upper level comprises of another two bedrooms which easily accommodate double beds, the larger bedroom also features an en-suite and fitted wardrobes. The landscaped rear garden is considered both secluded and low maintenance with quality artificial grass. Another unique selling point is the 14'1 salon/garden room with heating/AC, offering the potential to work from home. The bloc paved frontage offers off road parking. A simply stunning property which seamlessly combines style, character and size, homes of this ilk offering four bedrooms are seldom available! Brompton offers a wonderful blend of village charm and convenience, with a selection of local shops, pubs, and cafés all within close distance. The nearby Chatham Historic Dockyard provides museums, restaurants, and riverside walks, while Chatham town centre and the Pentagon Shopping Centre offer a wider range of amenities. Excellent nearby transport links include Chatham and Gillingham railway stations and easy motorway access. Local schools, including Westbrook Primary School, are also situated very close.



Door to
Hallway

WC
6'1 x 3'5 (1.85m x 1.04m)

Kitchen/Diner
20'1 into bay x 11'8 max (6.12m into bay x 3.56m max)

Lounge
15'4 x 14'0 (4.67m x 4.27m)

Stairs from Hallway
First Floor Landing

Bedroom1
13'10 max x 13'2 (4.22m max x 4.01m)

En-suite
7'5 x 4'5 (2.26m x 1.35m)

Bedroom 4
15'7 into bay x 7'6 (4.75m into bay x 2.29m)

Bathroom
8'6 x 7'4 (2.59m x 2.24m)

Stairs to
Second Floor Landing

Bedroom 2
13'4 x 10'2 (4.06m x 3.10m)

En-suite
7'1 max x 3'9 (2.16m max x 1.14m)

Bedroom 3
15'4 max x 9'10 max (4.67m max x 3.00m max)

Garden
Garden Room/ Office/Salon

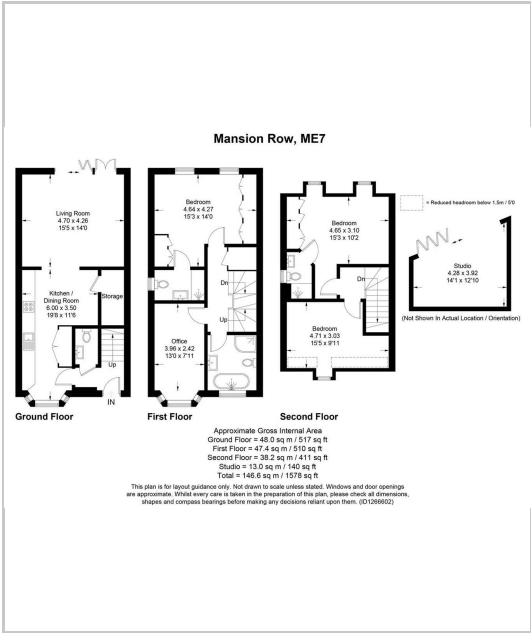
14'1 x 12'7 (4.29m x 3.84m)
Driveway

Important Notice -

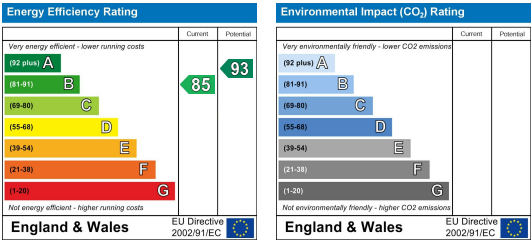
Area Map



Floor Plans



Energy Efficiency Graph



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.