

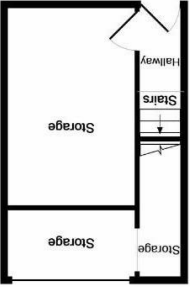
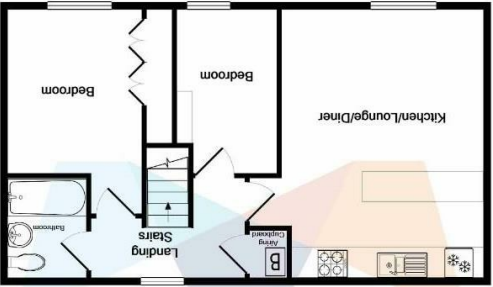
in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



4 Limes Place Preston Street, Faversham, ME13 8PQ
t 01795 507111 e faversham@milesandbarr.co.uk



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Current	Potential
76	77
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
(1-20)	(21-30)
E	D
(21-54)	(35-60)
C	B
(61-81)	(81-91)
A	A
(93 plus)	(93 plus)
Very energy efficient - lower running costs	



PREMIER WAY SITTINGBOURNE



PREMIER WAY
SITTINGBOURNE

OFFERS IN EXCESS OF £200,000

- Coach-House Apartment
- Two Double Bedrooms
- Off Street Parking
- External Garage Space
- Converted Garage Room
- Popular Location
- Ample Storage Options

LOCATION

Sittingbourne is located in the Swale area of North Kent, this thriving town is full of cafes and restaurants and hosts a weekly Friday market. In nearby Sheerness, meanwhile, market day comes twice a week - Tuesdays and Saturdays are the days for bargain hunting there. Sittingbourne is also home to the Sittingbourne and Kemsley Light Railway, which puffs back into the town's paper-milling past. The 52-hectare Milton Creek Country Park has play spaces and trails among its meadows and wetlands, while the marshes and mudflats of the Oare Marshes Nature Reserve in Faversham give host to migrating, overwintering and breeding birds. The town offers an excellent range of schools and also fantastic access to London via the M2 and train station.

ABOUT

COACHHOUSE APARTMENT WITH PARKING!

Miles and Barr are delighted to offer to the market this two bedroom home situated in Premier Way, Kemsley. Whilst technically a flat, this property benefits from no other apartments above or below and comes with a garage which has been converted to create an additional reception room, whilst still having an external storage element. The current owner has maintained to a high standard, and there is a good volume of storage available.

Enter the property from the private front door and straight ahead are the stairs to the main accommodation. On the right hand side of the ground floor is the converted garage room which could be used as a man cave or even occasional bedroom, but could not be classed as such because there is no window. Up the stairs and there is a landing with storage cupboard, two double bedrooms, a family bathroom and then the large living space with kitchen/lounge/diner.

Externally there is off street parking for one car at the front of the property. As you head through the undercroft on the right hand side is the garage door which opens and provides external storage.

DESCRIPTION

Entrance
Reception Room 13'2 x 8'6 (4.01m x 2.59m)
First Floor
Landing
Bedroom One 13'6 x 9' (4.11m x 2.74m)
Bedroom Two 10'10 x 7' (3.30m x 2.13m)
Bathroom 6'10 x 5'6 (2.08m x 1.68m)
Living Space 17'9 x 15'5 (5.41m x 4.70m)
External

