Sealeys
Walker Jarvis
Est. 1851

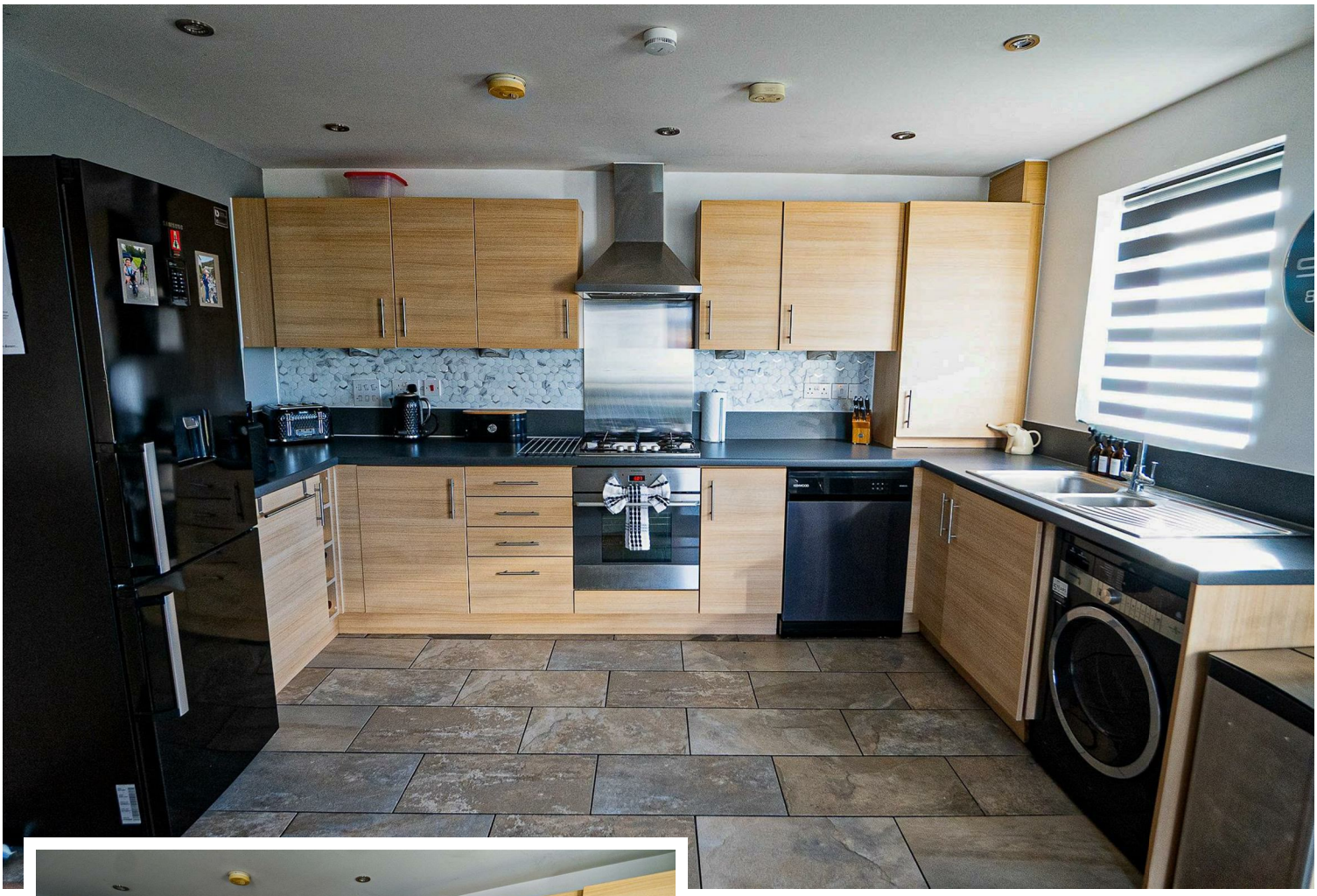
23, Dulcie Close,
Greenhithe, DA9 9UL

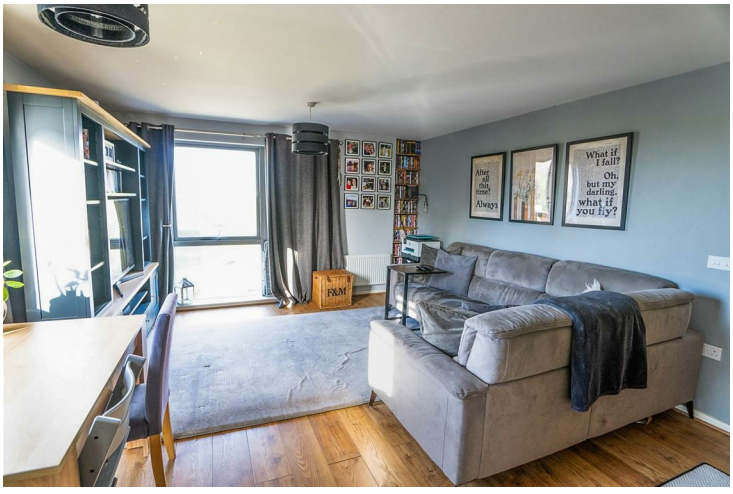
Offers In The Region
Of £250,000

B

- Beautifully Presented First Floor Flat
- Two Double Bedrooms, En- Suite & Bathroom
- Spacious and Modern Throughout
- Allocated & Visitor Parking

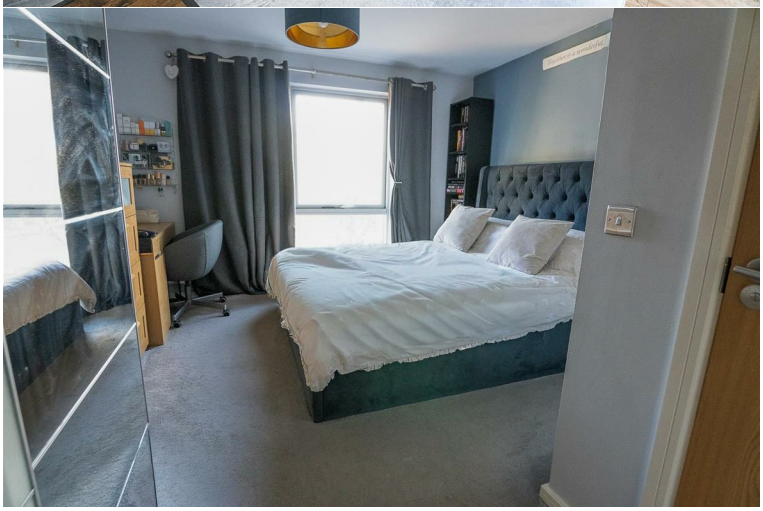
23 Dulcie Close, Greenhithe, , DA9 9UL





LOCATION:

Located on a quiet residential close in Stone/Greenhithe with access to local shops and eateries just a short walk away. Stone Crossing train station is only 0.3 miles away with its links to London, and Ebbsfleet train station is only 3.8 miles with excellent links to London and the Kent Coast (Ebbsfleet to London St Pancras approx. 20 minutes). The property is located 1 mile walk (via Cliff Reach) or 2.8 miles drive (via London Road) from Bluewater Shopping Centre, and can be accessed via car or bus. Bluewater hosts a range of shops and eateries and a large cinema. The Dartford Crossing is only 1.6 miles away linking Kent to Essex and the north. Additionally, the property is 1.2 miles to the nearest Asda superstore.



DESCRIPTION:

Dulcie Close is a well presented and spacious development by Countryside Properties with plenty of parking for visitors and green space. This two-bedroom flat is also very well presented and comes with its own allocated parking space, entry phone and is located on the first floor. This beautiful apartment comprises spacious hallway with large storage cupboard, two double bedrooms, en-suite shower room to the primary bedroom, family bathroom and large open plan living room/dining area. The apartment is spacious and light with large floor to ceiling windows in a majority of the rooms making sure there is always plenty of natural light.

COMMUNAL AREA:

External entry phone system. Individual mail boxes for each flat. Wide carpeted stairs leading to all floors. This flat is located upstairs on the first floor. Front door to flat:

LARGE L SHAPED HALLWAY:

The spacious, welcoming hallway has an entry phone and large built-in double cupboard. (The cupboard has a fitted heater and was originally designed as a laundry drying room, to keep the apartment clear of washing. The current owners use it for extensive storage). Carpeted floors, radiator and access to all rooms.

OPEN PLAN KITCHEN/LIVING

An ideal space for entertaining guests and relaxing with family. A large room comprising:

KITCHEN:

Modern wood effect wall and base units with complimentary square edged worktops and matching upstands. Localised tiling to walls. Integrated Electrolux oven and hob with chrome splashback and extractor hood. Grundig washer/dryer and Kenwood dishwasher. Stainless steel 1 1/2 bowl sink and drainer. Ideal Combination boiler for hot water and heating, concealed in cupboard and double glazed window to side of the property. Tiled floors.

LIVING SPACE:

A comfortable living space comprising double aspect full height double glazed windows to front and side. Hardwood flooring, radiator.

BEDROOM 1:

A large double bedroom with large double glazed window to front. Carpeted floors and radiator. Door to en-suite shower room.

EN-SUITE:

Integral double shower, modern suite comprising low level w.c. and wash basin set in to vanity surround with plenty of storage. Tiled floors and towel rail.

BEDROOM 2:

A second spacious double bedroom with carpeted floors, radiator and floor to ceiling window to the front.

FAMILY BATHROOM:
A modern white suite comprising panelled bath with hand-held shower over, low level w.c. and wash basin set into vanity surround. Tiled floors and towel rail.

PARKING:
One allocated parking space (number 28) with further visitors' spaces located throughout the development.

LOCAL AUTHORITY:
Dartford Borough Council

Council Tax Band D - £2280.55 2025/2026

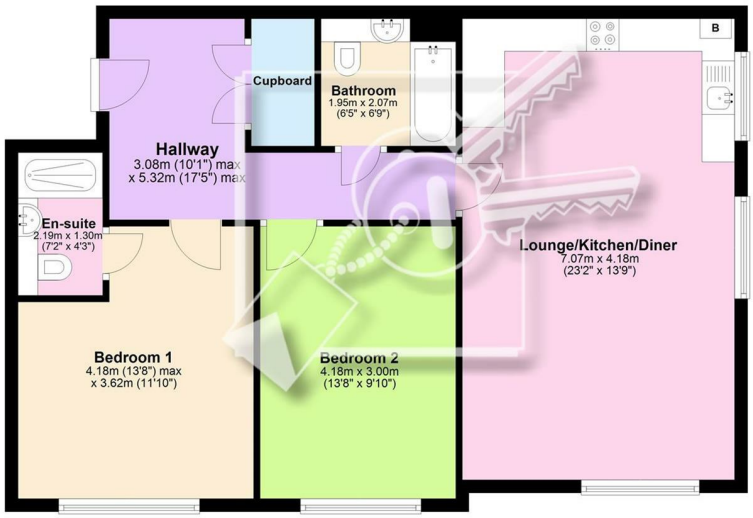
SERVICES:
Main gas, electricity, water and drainage.

TENURE:
Leasehold

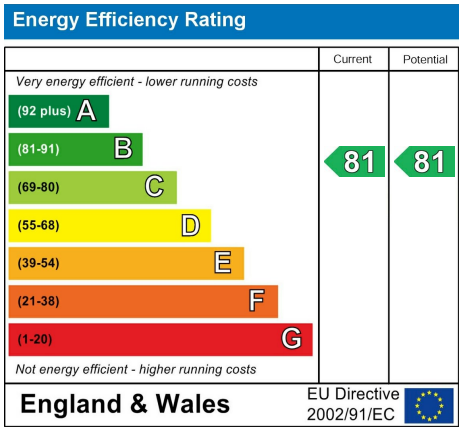
Lease length: 250 year lease from 26th September 2007 (232 remaining)

Ground Rent - £300 pa fixed
Service Charges - £3600 pa (50% payable every 6 months)

First Floor



Floor plan is for illustrative purposes only.
Plan produced using PlanUp.



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