Sealeys Walker Jarvis Est. 1851

49c, Lower Higham Road,

£360,000

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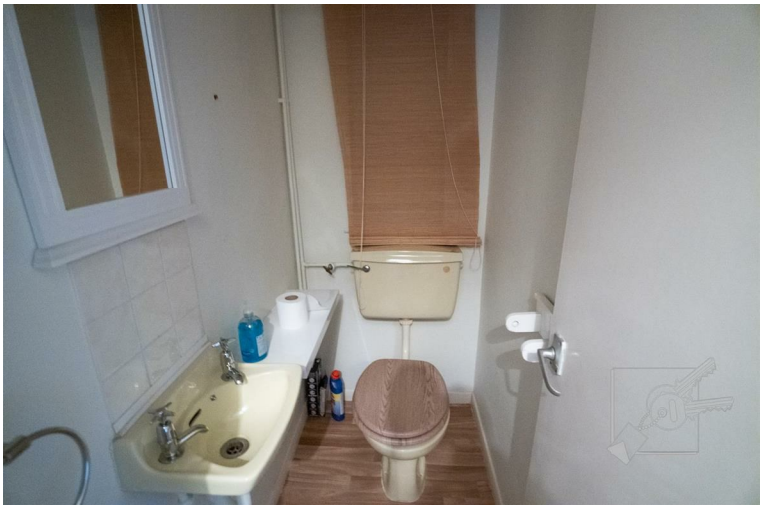
- Three Bedroom Terrace House
- Part Gas Central Heating with Radiators & Part Gas Warm Air Heating
- No Onward Chain
- Garage and Parking to Rear
- Double Glazing
- Viewing Highly Recommended

49c Lower Higham Road, Gravesend, , DA12 2NQ

DESCRIPTION:

£360,000-£370,000 Situated on a walkway on Lower Higham Road with rear vehicle access this three-bedroom house offers a perfect blend of comfort and convenience. Built around 1970, the property boasts a classic design that has stood the test of time, making it an ideal choice for families and professionals alike. Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The kitchen provides ample space for culinary adventures and family meals, with space for dining too. There is a lean to style conservatory to the rear with a stable door leading out to the garden. There is the added convenience of a ground floor cloakroom off the inner hall. Upstairs are the three bedrooms, offering plenty of room for relaxation and personalisation. The bathroom is conveniently located off the landing, catering to the needs of a busy household. Outside there are front and rear gardens, a garage within the boundary and an additional all important parking space.

The property offers immediate vacant possession, meaning no onward chain complications and with some careful thought an imagination, whether you are a first time buyer or a young family looking to settle down, this home offers a fantastic opportunity to create your dream home. Do not miss the chance to make this charming house your own.



LOCATION:
Situated in a well-connected area, with local amenities and transport links just a stone's throw away, including bus and commuter coach services, easy access to the A2 with links to the M25, M20 and M2 whilst Gravesend town centre with its mainline railway station providing a domestic service to London, the Medway Towns, Kent Coast and a popular high speed service to St Pancras, London arriving in approximately 22 minutes, making it ideal for commuters. Located on a walkway with no main road to step out onto, making it safer for young children and pets. There a local primary, secondary and grammar schools within the catchment area and North West Kent College is within a few minutes walk for further education.

FRONTAGE:
The property is approached through a walk way on a court yard location. An open plan front garden with lawn and a pathway leads to the front entrance.

PORCH:
Double glazed front door, inner door opening into:

LOUNGE:
Double glazed windows to front, laminate flooring, warm air vent. Door to:

INNER HALL:
Laminate flooring.

CLOAKROOM:
Double glazed window rear, low level w.c. & hand basin, vinyl flooring.

KITCHEN:
Double glazed window to rear, vinyl floor, wall and base units, work tops, stainless steel sink and drainer. Warm air vent and boiler with controls for warm air heating and hot water. Double glazed door leading out to:

CONSERVATORY:
Brick built with double glazed windows to rear, poly carbonate roof, upvc stable style door to garden.

STAIRS/LANDING:
Carpeted staircase and landing, airing cupboard, access to loft.

BEDROOM 1:
Double glazed windows to front, laminate flooring, built in wardrobe, over stair cupboard.

BEDROOM 2:
Double glazed window to rear, radiator, built in wardrobe and over stair cupboard.

BEDROOM 3:
Double glazed window to front, laminate floor, radiator.

BATHROOM:
Double glazed window to rear, vinyl floor, radiator. Original primrose coloured suite, comprising panelled bath with shower mixer taps, pedestal wash basin, low level w.c..

REAR GARDEN:
A fully fenced westerly aspect rear garden, with artificial lawn, timber decking and rear gate leading out to rear vehicle access road.

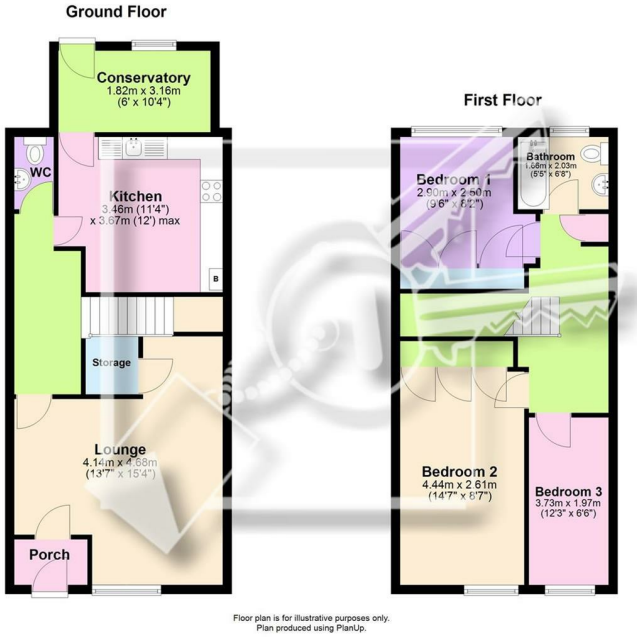
GARAGE:
Brick built garage, situated within the rear boundary, curtesy door to garden, up and over door. There is also additional parking next to the garage within the boundary.

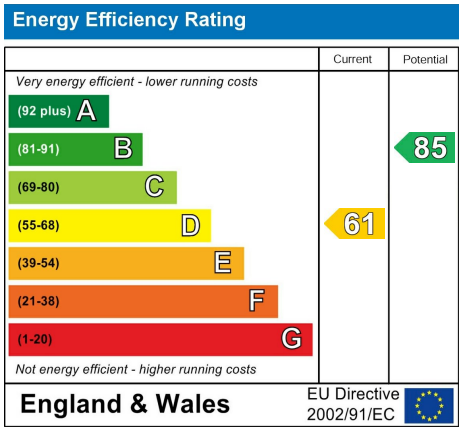
TENURE:
Freehold

LOCAL AUTHORITY:
Gravesham Borough Council.

Council Tax Band D - £2,294.16 for 2025-2026

SERVICES:
Mains Gas, Mains Electricity, Mains Drainage, Mains Water.





184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368

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