



The Gamble Sarre Court, Sarre
£325,000

The Gamble Sarre Court

Sarre, Birchington

OFTEN SOUGHT, SELDOM FOUND. Nestled in in the manicured grounds of Sarre Court, "The Gamble" offers spacious accommodation comprising; two good sized double bedrooms with an en-suite and dressing room to the master bedroom, a large lounge/dining room with French doors into the garden, contemporary kitchen with fitted floor and wall units, and a family shower room. Externally you'll benefit from a low maintenance, private paved garden with hexagonal decked area perfect for catching the day's sun. Adjacent to this is your own off street parking for several vehicles along with space for a summer cabin or garden office. There is also ample storage space in the attic above. The Gamble and the entirety of Sarre Court is set within tranquil surroundings boasting 3.5 acres of landscaped communal grounds. The property is being offered with NO ONWARD CHAIN and an early internal viewing is essential to fully appreciate all that is on offer! The seller has also informed us that the property will be sold with a share of the freehold and the lease is currently being extended to 999 years.

- 3.5 Acres Of Private Communal Grounds
- En-Suite & Dressing Room To Master Bedroom
- 20ft Lounge Diner
- Excellent Decorative Order Throughout
- Separate Shower Room
- Use Of Communal Tennis Court
- Two Double Bedrooms
- Modern Fitted Kitchen
- No Onward Chain!





Entrance

Entrance Porch

Entrance Hall

Kitchen

Dimensions: 3.05m x 2.41m (10'0 x 7'11).

Lounge Diner

Dimensions: 6.25m x 4.19m (20'6 x 13'9).

Shower Room

Dimensions: 2.69m x 1.65m (8'10 x 5'5).

Bedroom One

Dimensions: 4.17m x 3.45m (13'8 x 11'4).

Bedroom Two

Dimensions: 3.71m x 2.51m (12'2 x 8'3).

En-Suite Shower Room

Dimensions: 1.98m x 1.88m (6'6 x 6'2).

Dressing Room

Dimensions: 2.01m x 1.45m (6'7 x 4'9).

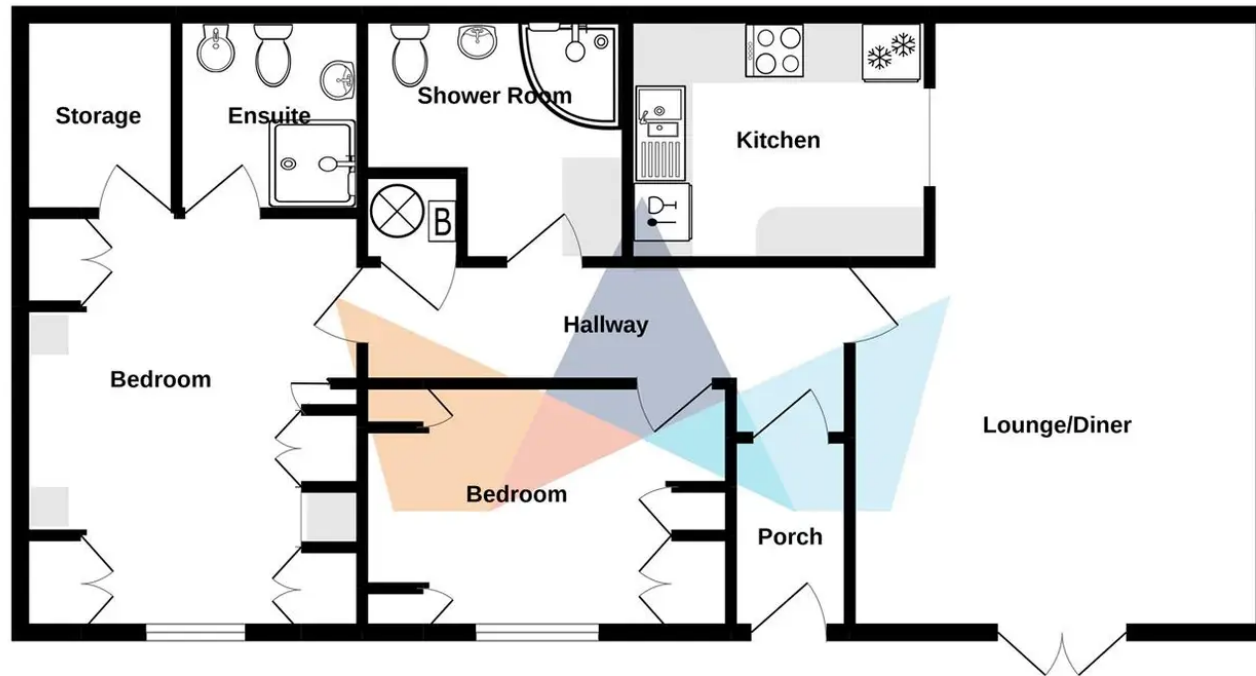
Off Street Parking

External

Rear Garden



GROUND FLOOR
79.1 sq.m. (851 sq.ft.) approx.



TOTAL FLOOR AREA : 79.1 sq.m. (851 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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