

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated on the outskirts of Appledore village yet within walking distance of Appledore train station (Eastbourne to Ashford line) which has a High Speed connection at Ashford International to London St. Pancras (journey time Appledore to St. Pancras is 57 minutes). Appledore village is approximately 1.3 miles, once a coastal town and port with river access inland, nowadays, this is a pretty, well-kept village, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street. Amenities include a village shop with Post Office, public house, tea room, village hall and Church of St. Peter and St. Paul. There is a doctor's surgery at nearby Ham Street (4.5 miles). 7.5 miles to the north is Tenterden with its tree-lined High Street, leisure centre, Waitrose and Tesco supermarkets. To the south west is the Ancient Town and Cinque Port of Rye (7.5 miles).

A semi detached house presenting both brick and weatherboard elevations set with double glazed windows beneath a pitched slate roof.

The accommodation comprises front door into **entrance hall**, stairs rising to the first floor, limed oak flooring, (continued through the ground floor) cupboard housing wall mounted electric boiler and hot water tank. Door to **cloakroom** comprising low level w.c, vanity unit with wash hand basin and storage beneath, under cabinet lighting, grey washed wood effect tiled flooring, sash window to the front. **Kitchen** fitted with an excellent range of blue shaker style base units with matching white wall mounted cupboards having under counter and plinth lighting. White quartz work surface with Belfast sink, NEFF integrated appliances include a dishwasher, NEFF electric induction hob with extractor fan over, double microwave and combination oven. AEG full height fridge and twin under counter freezers, sash window to the rear overlooking the garden and adjoining farmland beyond. **Living/dining room** double aspect with two sash windows to the front, under stairs storage cupboard and two pairs of double doors opening out to the rear garden.

First floor part galleried landing has a sash window to the front, hatch to the loft space. **Bedroom 1** with sash window to the rear enjoying far reaching views over the adjoining farmland. Built in wardrobe. **En-suite shower room** comprising large walk in shower, w.c, vanity unit with wash hand basin and drawers beneath with under cabinet lighting, tiled flooring and sash window to the front. **Bedroom 2** with sash window to the rear again enjoying views over the garden and adjoining farmland beyond. **Bedroom 3** currently utilised as a dressing room with a range of fitted wardrobes and dressing table with mirror over, sash window to the rear enjoying views over the garden and farmland.

Family bathroom comprising freestanding contemporary oval bath, vanity unit with marble top, wash hand basin and drawers beneath, w.c, towel rail, half panelled walls, wooden flooring, sash window to the front.

Outside: To the front are two allocated parking spaces as well as additional visitors spaces. Gated side access leads around to the rear garden which has a large porcelain tiled full width terrace area and a fixed metal pergola with pull down sides and retractable roof. Lawn beyond and as previously mentioned the rear enjoys far reaching views

Further Information:

Local Authority: Ashford Borough Council. Council Tax Band D
Mains electricity and water. Private drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Annual Service charge of £360 for communal areas, the new owner would become a director and equal shareholder of Applegate Management Company.

Price guide: £395,000 freehold

5 Applegate Court, Appledore, Kent TN26 2AQ



A three bedroom semi detached house enjoying far reaching countryside views to the rear over adjoining farmland and within walking distance to Appledore train station with connections to London in under an hour.

- Entrance hall • Cloakroom • Open plan living/dining room • Kitchen
- First floor landing • Bedroom 1 with en suite shower room • 2 further bedrooms • Family bathroom
- Electric underfloor heating • EPC rating D • Double glazing • Enclosed garden to rear
- Two allocated parking spaces



Directions: From Ashford: Leave the M20 at J10A Ashford onto the A2070 towards Rye. Continue on this road and at the Brenzett roundabout turn right onto the A2080 towards Appledore. Cross the railway line and pass Appledore station on your left, the entrance to Applegate Court will be found immediately on the left. No.5 is on the right.

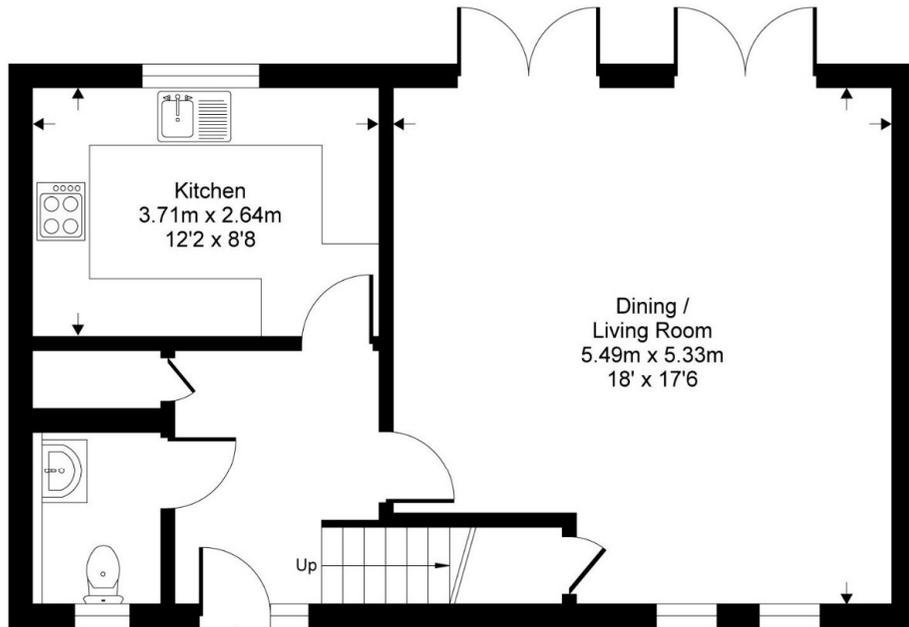
From Rye: Leaving the Town on the A268 at the bottom of Rye Hill turn right onto the A2080 (Military Rd) towards Appledore. Continue on this road until reaching the T junction, turn right onto Station Rd towards Brenzett. Applegate Court will be found immediately before Appledore station and railway crossing on the right.

Applegate Court

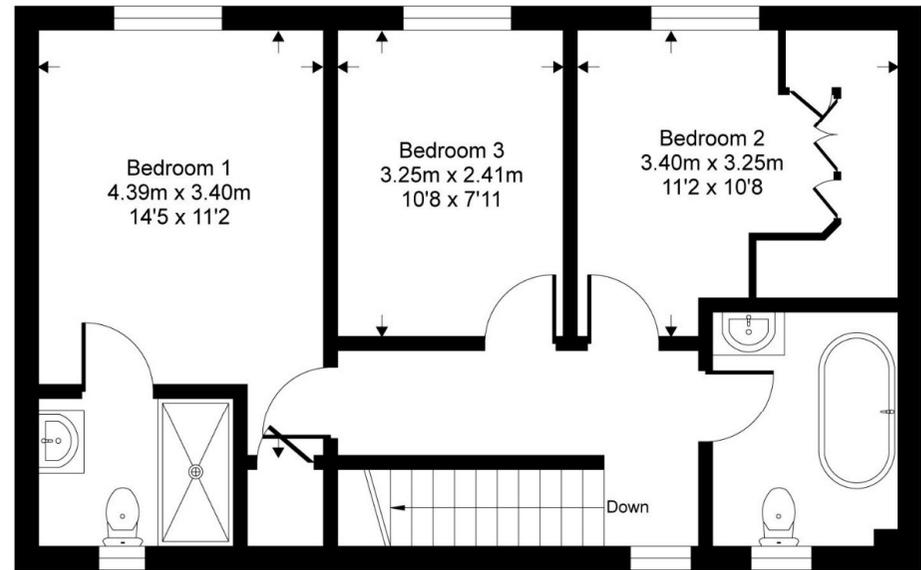
Approximate Gross Internal Area = 100.8 sq m / 1086 sq ft



Garden
Extends To
13.72m x (45')



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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