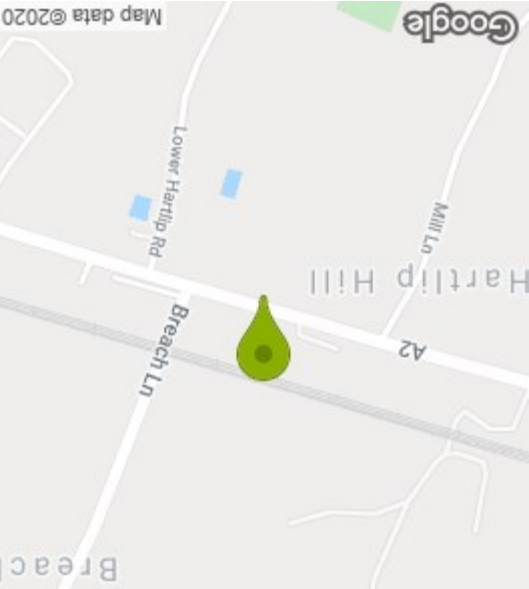


2. It should not be assumed that the property has all necessary planning, building regulation or other consents and Harrison's Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive.

Important Notice: Harrison's Residential, their clients any joint agents give notice that:

England & Wales	
EU Directive 2002/91/EC	Min energy efficient - higher energy costs
	A (81-91)
	B (61-80)
	C (51-60)
	D (41-50)
	E (31-40)
	F (21-30)
	G (1-20)
	Not energy efficient - higher energy costs
Environmental Impact (CO ₂) Rating	
Climate	Number
Very energy efficient - lower CO ₂ emissions	
A (21 kWh)	
B (21-40)	
C (41-50)	
D (51-60)	
E (61-80)	
F (81-91)	
G (91-120)	
Not energy efficient - higher energy costs	

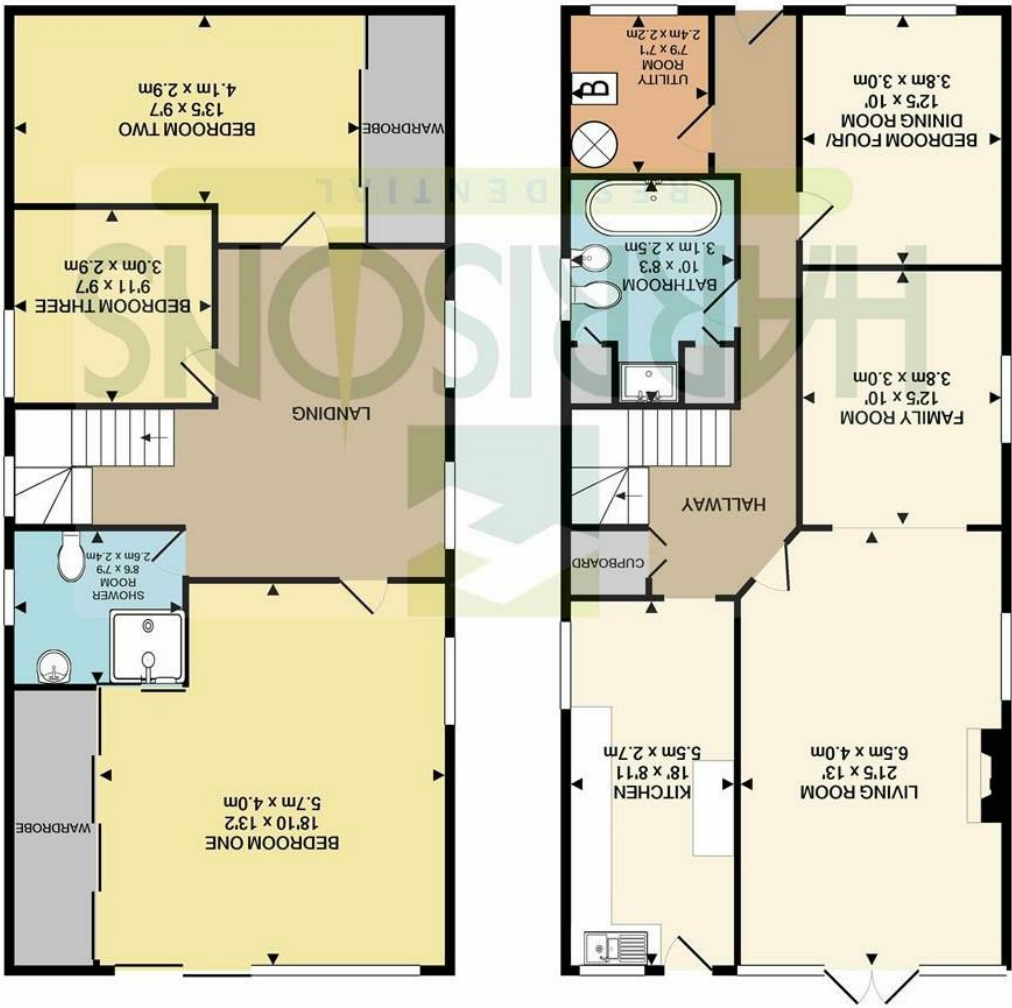


Strictly by appointment through the vendors agents HARRISONS RESIDENTIAL on 01795 474848

Viewing



1ST FLOOR
APPROX. FLOOR AREA 982 SQ.FT. (91.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1964 SQ.FT. (182.5 SQ.M.)
Whilst 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 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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23 Hartlip Hill
Sittingbourne ME9 7NZ

DECEPTIVELY SPACIOUS DETACHED CHALET BUNGALOW DELIGHTFULLY SITUATED IN THE SOUGHT LOCATION OF HARTLIP! The property offers exceptional living space throughout and benefits from ample off-road parking to the front and a well maintained southerly aspect rear garden. Hartlip is located between Sittingbourne and Rainham where both offer mainline Railway Station leading to London Victoria and St Pancras. The A249 is within easy distance and leads to M2/M20 motorways. WE ARE OPEN 7 DAYS A WEEK! WE ARE OPEN 7 DAYS A WEEK!

- DETACHED CHALET BUNGALOW
- Approximately
- Spacious Accommodation Throughout
- Downstairs Bathroom, Utility Room
- Family Room and Dining Room
- Well Maintained Rear Garden
- Within easy distance to A249 leading to M2/M20
- EPC: Ordered
- 1753 Sq Ft

Our Office Hours: Monday to Friday 9:00am to 6:00pm
Saturdays 9:00am to 5:00pm
Sundays 10:00am to 4:00pm



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Entrance Hall

Utility Room
7'10" x 7'2"

Dining Room/Bedroom Four
12'5" x 9'10"

Downstairs Bathroom
10'2" x 8'2"

Lounge
21'3" x 13'1"

Family Room
12'5" x 9'10"

Kitchen
18'0" x 8'10"

Landing

Bedroom One
18'8" x 13'1"

Bedroom Two
13'5" x 9'6"

Bedroom Three
9'10" x 9'6"

Shower Room
8'6" x 7'10"

Southerly Aspect Garden
68'

