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

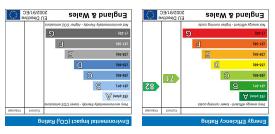
T LIPGY have no anthoutly to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Important Notice: Harrisons Residential, their clients any joint agents give notice that:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of ones, windows, to ones and any other lense ras exportantes and no exponsibility to take to such by any prospective purchaser. The services, systems and to sill purposes only and should be used as such by any prospective purchaser. The services, systems and oppliances shown have not been fasted and no guarantee processing the statement of the plant of the statement of the TOTAL APPROX. FLOOR AREA 1964 SQ.FT. (182.5 SQ.M.)

1ST FLOOR APPROX, FLOOR AREA 982 SQ.FT. (91.2 SQ.M.)

GROUND FLOOR APPROX, FLOOR AREA 982 SQ.FT. (91.2 SQ.M.)

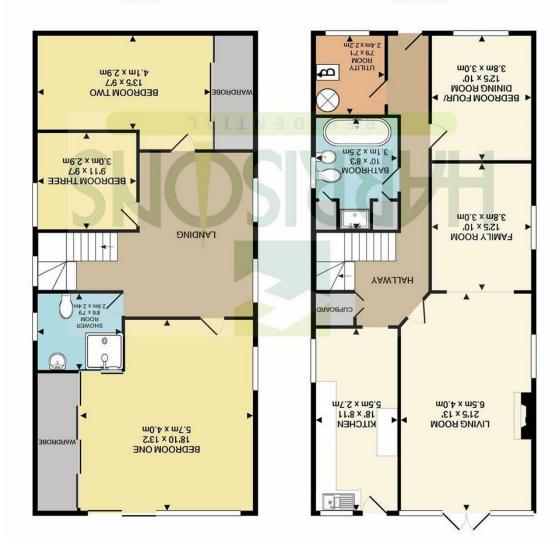




878774 26710 no vendors agents HARRISONS  $\check{\mathsf{R}}\mathsf{ESIDENTIAL}$ Strictly by appointment through the

#### **QuiwaiV**













#### 23 Hartlip Hill Sittingbourne ME9 7NZ

THIS PROPERTY NEEDS TO BE SEEN TO FULLY APPRECIATE THE DECEPTIVELY SPACIOUS ACCOMMODATION ON OFFER WHICH EXTENDS TO APPROXIMATELY 1964 SQ FT. THIS DELIGHTFUL DETACHED CHALET BUNGALOW IS CONVENIENTLY LOCATED IN THE HIGHLY SOUGHT LOCATION OF HARTLIP! The property offers exceptional living space throughout and benefits from having ample off-road parking to the front and a well maintained 68' 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

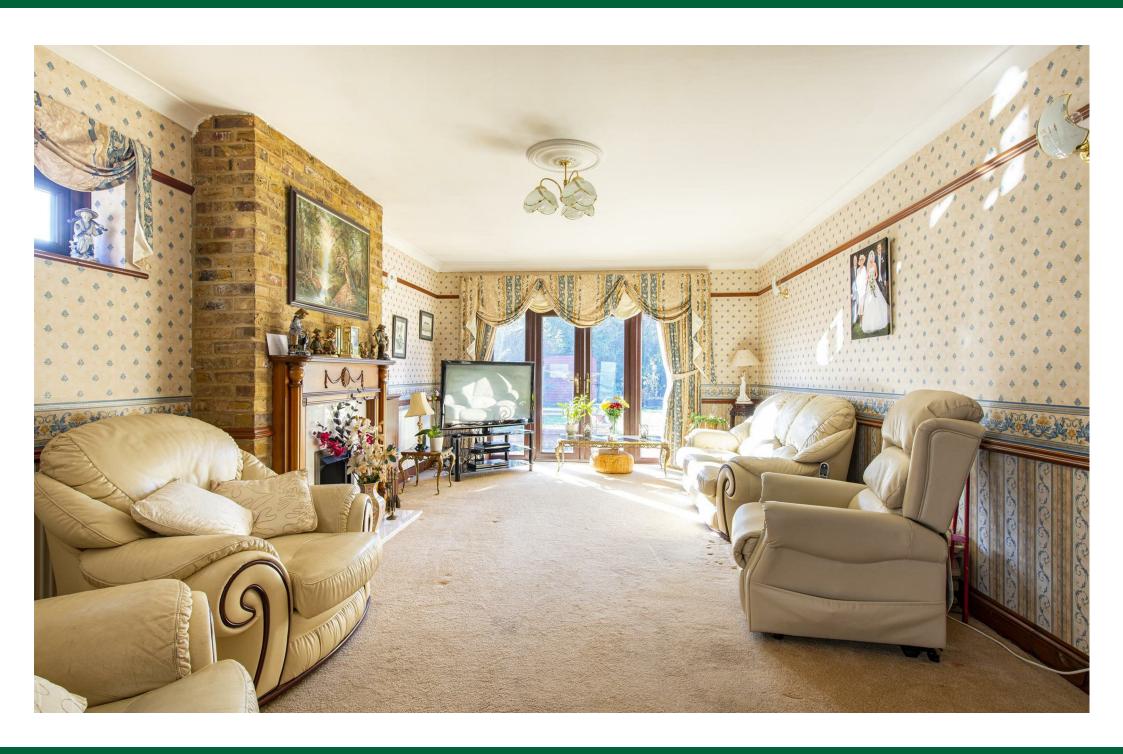


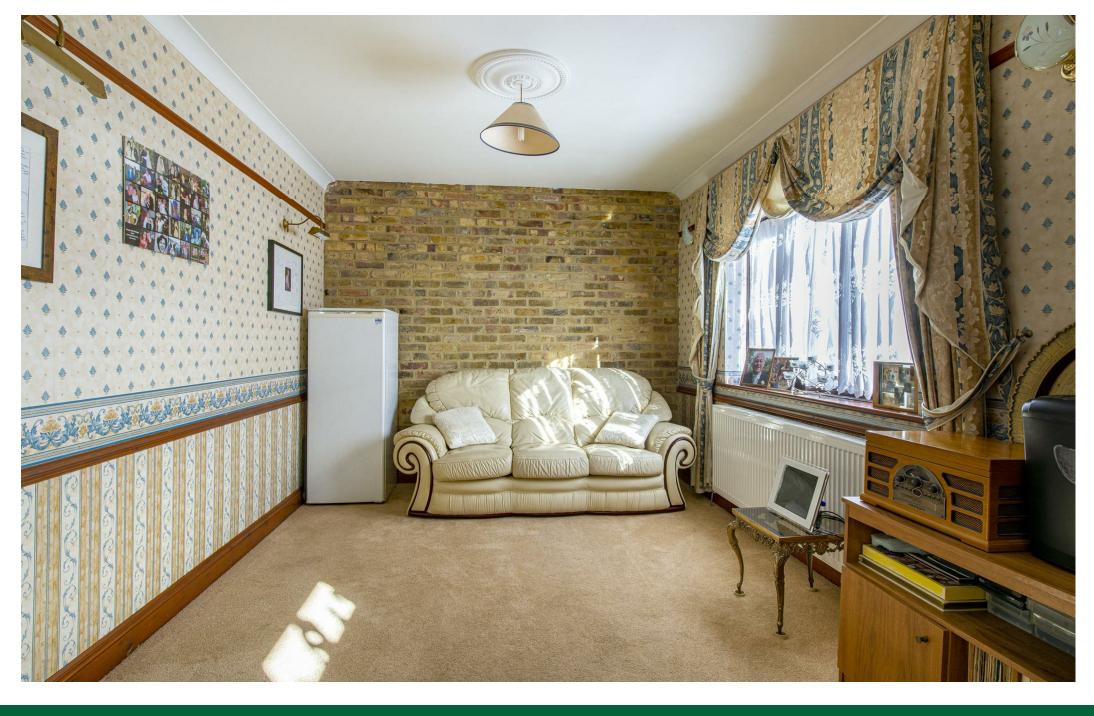




#### www.harrisonsresidential.com

## swale@harrisonsresidential.com





www.harrisonsresidential.com

swale@harrisonsresidential.com















**Entrance Hall** 

**Utility Room** 7'10" × 7'2"

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

Downstairs Bathroom 10'2" × 8'2"

Lounge

21'3" x 13'1"

**Family Room** 12'5" × 9'10"

**Kitchen** 18'0" × 8'10"

Landing

Bedroom One 18'8" × 13'1"

**Bedroom Two** 13'5" × 9'6"

Bedroom Three

9'10" × 9'6"

Shower Room

8'6" x 7'10"

Southerly Aspect Garden

68'

## www.harrisonsresidential.com

# swale@harrisonsresidential.com





