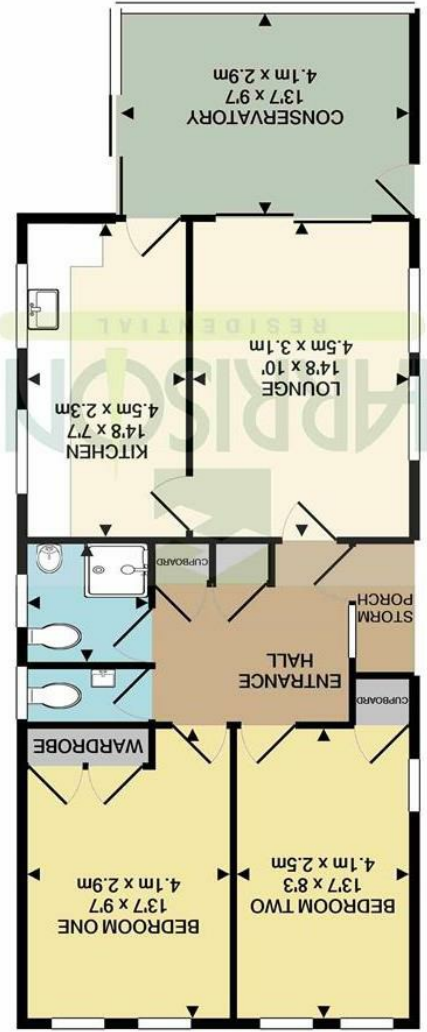


Important Notice: Harrisons Residential, their clients any joint agents give notice that:

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.

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

TOTAL APPROX. FLOOR AREA 786 SQ. FT. (73.0 SQ. M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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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| Energy Efficiency Rating  | Environmental Impact (CO <sub>2</sub> ) Rating  |
|---|---|
| Energy Efficiency Rating: 89<br>Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20) | Environmental Impact (CO <sub>2</sub> ) Rating: G<br>Legend: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70) |



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

Viewing



**20 Brookes Place  
Newington, Sittingbourne ME9 7LP**

NO FORWARD CHAIN, WELL PRESENTED DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER CUL-DE-SAC IN THE VILLAGE OF NEWINGTON. The offers a modern fitted bathroom, garage, parking and a conservatory to rear. Newington is located between Sittingbourne and Rainham and has a variety of local amenities including a public house, convenience store and mainline Railway Station which are all within walking distance.

NO FORWARD CHAIN

HIGHLY SOUGHT AFTER CUL-DE-SAC

detached Bungalow

Two Double Bedrooms

Modern Fitted Shower Room

Good Size Lounge

Conservatory

Gas Fired Central Heating

Approximately 38' x 29' Rear Garden

Garage And Parking

**Our Office Hours:** Monday to Friday 9:00am to 6:00pm  
Saturdays 9:00am to 5:00pm



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**Storm Porch**

**Entrance Hall**

**Lounge**

14'8" x 10'0"

4.48m x 3.05m (14' 8" x 10')

**Kitchen**

14'8" x 7'7"

4.48m x 2.32m (14' 8" x 7' 7")

**Conservatory**

13'6" x 9'6"

4.13m x 2.91m (13' 7" x 9' 7")

**Bedroom One**

13'6" x 9'6"

4.14m x 2.92m (13' 7" x 9' 7")

**Bedroom Two**

13'6" x 8'2"

4.14m x 2.51m (13' 7" x 8' 3")

**Bathroom**

5'10" x 5'8"

1.79m x 1.73m (5' 10" x 5' 8")

**Seperate WC**

5'10" x 2'8"

1.79m x 0.82m (5' 10" x 2' 8")

**Garage**

15'4" x 9'5"

4.68m x 2.88m (15' 4" x 9' 5")

**Garden**

Approximately 38' x 29'.



[www.harrisonshomes.co.uk](http://www.harrisonshomes.co.uk)

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