

hobbs parker

The Villages

Little Beside Blind Lane Challock

LOCAL VILLAGE PROPERTY

Little Beside

Blind Lane
Challock, Ashford, Kent TN25 4AU

Valuers Comment

"This bungalow occupies a nice position close to the heart of the village and offers plenty of potential for improvement."

A detached two bedroom bungalow with a garage and parking, slightly elevated from the lane and set centrally within the middle of generous gardens in the village of Challock.

Sold with no onward chain.

Accommodation

Entrance hallway
Living room
Kitchen
Two bedrooms
Bathroom
Garage and driveway
Front and rear gardens

Communication

Ashford – 6.5 miles
Canterbury – 11.6 miles
Faversham – 9.4 miles













Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Description

Bungalows such as this are becoming increasingly difficult to find, and although requiring modernisation this is a lovely property for someone looking to retire to a comfortable property on one level, or alternatively it may lend itself to someone with greater development plans (subject to the necessary consents being obtained).

Located close to the village hall, church, primary school, and recently re opened Halfway House, it is ideally located for the best of everyday village life, and Challock remains equally popular for straightforward access to Ashford, Canterbury, Faversham, and Maidstone.

Both bedrooms are of good proportions, the living room looks out to the front and down to the lane, with the kitchen positioned to the rear of the house overlooking the garden.

Access to the garage is possible through the garden, and there is driveway parking for several vehicles.

Useful Information

Tenure – Freehold
Council tax – Band D
Mains water
Private drainage
Oil heating
Mains electricity
Flood risk – Very low
Broadband – Available
Mobile Signal Coverage – Yes
Satellite TV - Available

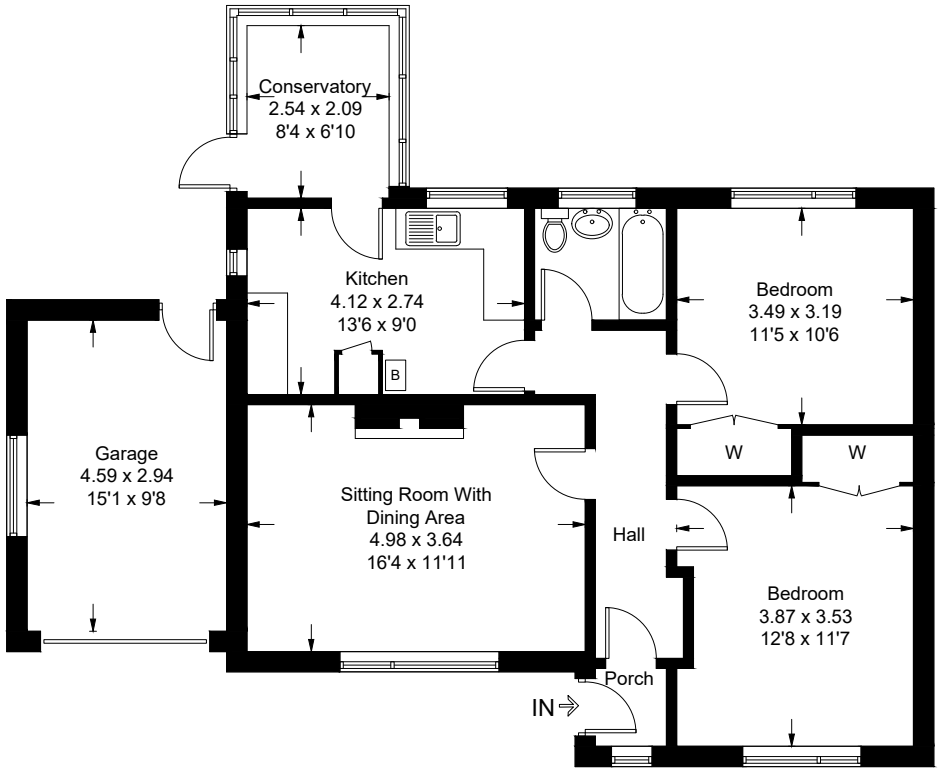
Viewing

Strictly by appointment only.

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Little Beside, Blind Lane, Challock, Ashford

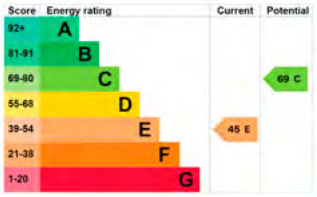


Approximate Gross Internal Area = 77.0 sq m / 829 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 90.7 sq m / 976 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1331801)
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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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