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12a Coppice Court Off Kingsdown Close

Hempstead • Kent

Price: Offers In Excess Of £220,000



12a Coppice Court, Off Kingsdown Close, Hempstead, ME7 3TE
Offers In Excess Of £220,000

- OFFERS IN EXCESS OF £220,000
- GROUND FLOOR RETIREMENT PROPERTY
- NO CHAIN
- OVERS 60'S ONLY
- TWO BEDROOMS
- SHOWER ROOM
- SHARED LAUNDRY ROOM
- WALKING DISTANCE TO HEMPSTEAD VALLEY SHOPPING CENTRE
- EPC RATING C
- MEDWAY COUNCIL TAX BAND C

Nestled in the tranquil Coppice Court, Kingsdown Close, Hempstead, this delightful retirement property is designed specifically for those aged over 60's.

Offering a peaceful retreat, this GROUND FLOOR residence features TWO BEDROOMS, perfect for accommodating guests or creating a comfortable study space. The inviting lounge/diner provides a warm and welcoming atmosphere, ideal for relaxation or entertaining friends and family.

One of the standout features of this property is its convenient location. Just a short stroll away, you will find the Hempstead Valley Shopping Centre, which offers a variety of shops, cafes, and essential services, ensuring that all your daily needs are easily met. The quiet surroundings of Coppice Court further enhance the appeal, making it an ideal setting for a serene lifestyle.

Additionally, this property comes with the advantage of NO ONWARD CHAIN, allowing for a smooth and straightforward purchasing process. Whether you are looking to downsize or seeking a peaceful community to enjoy your retirement, this property presents an excellent opportunity. With its combination of comfort, convenience, and a lovely location, this retirement home is not to be missed.

Energy performance certificate EPC rating - C
Medway Council tax band - C

GROUND FLOOR

ENTRANCE HALL

BEDROOM 1
11'1" x 9'6" (3.4 x 2.9)

BEDROOM 2
9'2" x 8'2" (2.8 x 2.5)

SHOWER ROOM
7'2" x 6'2" (2.2 x 1.9)

LOUNGE/DINER
14'9" x 13'1" (4.5 x 4.0)

KITCHEN
11'1" x 9'2" (3.4 x 2.8)

CAR PARK

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Important Notice

Harrison's Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations 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 and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation, including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

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

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrison's Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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