

01634 379 799

www.harrisonsreeve.com



78 Rainham Road
• Chatham

Price: Offers In Excess Of £240,000



78, Rainham Road, , ME5 7EL

Offers In Excess Of £240,000

- SOLD (STC) BY HARRISONS REEVE
- CURRENTLY ARRANGED AS 2 SELF CONTAINED 1 BEDROOM FLATS
- BEING SOLD WITH TENANTS IN SITU
- GROUND FLOOR FLAT HAS ACCESS TO A GARDEN
- CURRENTLY ACHIEVING APPROX. £1,500PCM
- EPC RATING "D" FOR GROUND FLOOR FLAT, EPC RATING "C" FOR TOP FLOOR FLAT
- CHATHAM/GILLINGHAM LOCATION
- INVESTMENT BUYERS ONLY!!
- 2 STOREY MID TERRACE PROPERTY

INVESTMENT BUYERS ONLY!!

HARRISONS REEVE are offering for sale this 2 storey property that is arranged as two, 1 bedroom flats, and being sold with tenants in-situ achieving approx. £1,500pcm rental income.

The ground floor flat comprises an open plan lounge/kitchen, bathroom and bedroom, with access to the rear garden. The first floor flat comprises lounge, kitchen bathroom and bedroom.

To make your enquiry and book your viewing please call Harrisons Reeve on 01634 379799.

EPC Rating ground floor flat "D"
EPC Rating top floor flat awaited.

Communal Entrance

Entrance doors to ground floor and first floor flats.

GROUND FLOOR FLAT

Lounge/Kitchen

27'1" into bay x 9'9" (8.26m into bay x 2.98m)

Double glazed window to front, 2 radiators. Double glazed window to rear. Fitted kitchen comprising base and eye level units with work surfaces over. Built in electric oven and hob. Space and plumbing for washing machine. Space for fridge/freezer.

Inner Hall

Bathroom

Double glazed window to side. Suite comprising panelled bath with wall mounted shower over, low level WC and pedestal wash hand basin. Wall mounted combination boiler.

Bedroom

13'5" x 7'10" (4.11m x 2.39m)

Double glazed French doors to rear garden. Radiator.

Cellar

Wall mounted utilities.

Rear Garden

Approx. 30' in depth. Rear pedestrian access. Mainly laid to lawn. Fenced to boundaries.

FIRST FLOOR FLAT

Lounge

12'11" exc bay window x 11'3" (3.94m exc bay window x 3.43m)

Double glazed window to front, radiator.

Landing

Kitchen

12'2" x 8'4" (3.71m x 2.55m)

Double glazed window to rear. Radiator. Fitted kitchen comprising base and eye level units with work surfaces over. Space for electric cooker. Space and plumbing for washing machine.

Bathroom

Double glaze window to side. White 3 piece suite comprising low level WC, panelled bath and pedestal wash hand basin. Radiator.

Bedroom

14'0" x 7'11" (4.27m x 2.43)

Double glazed window to rear, radiator.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

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.

Important Notice

Harrisons 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.

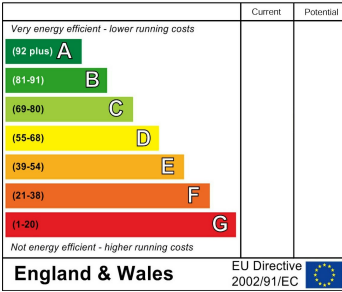
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

AML Charges

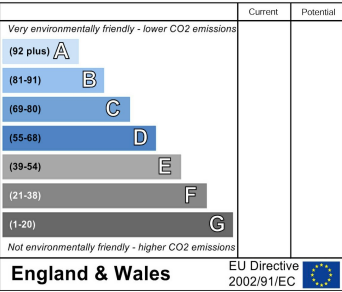
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request 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.



Energy Efficiency Rating



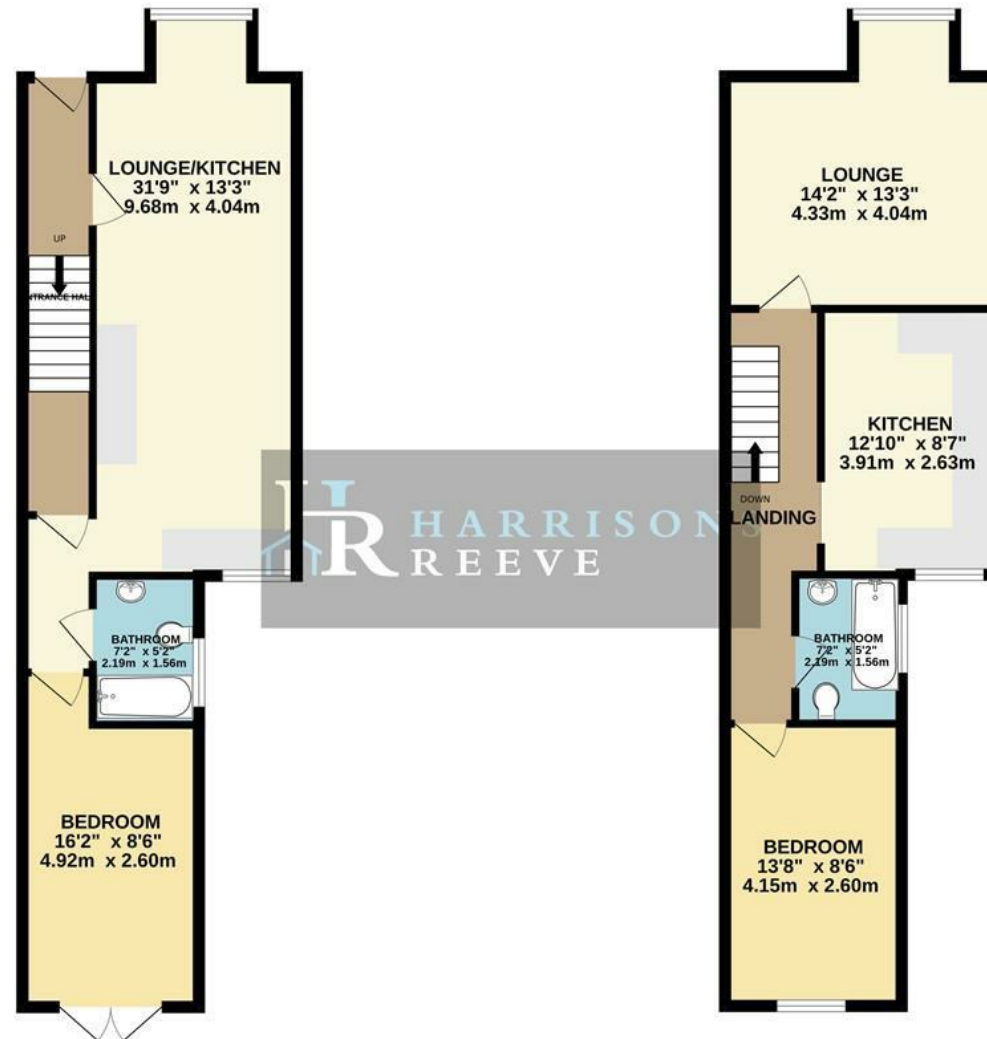
Environmental Impact (CO₂) Rating



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GROUND FLOOR FLAT
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR FLAT
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 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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