

01634 379 799

www.harrisonsreeve.com



39 Jeyes Road  
• Gillingham  
Price: £400,000



39, Jeyes Road, ME7 5XD  
£400,000

- UNIQUE 2 BEDROOM DETACHED BUNGALOW IN CENTRAL GILLINGHAM LOCATION
- OFF ROAD PARKING FOR SEVERAL CARS AND GARAGE!!
- FANTASTIC LANDSCAPED GARDENS TO REAR & SIDE
- BATHROOM & EN-SUITE SHOWER ROOM
- PLOT APPROX 0.09 ACRE
- LOUNGE & DINING AREAS
- EPC RATING AWAITED, MEDWAY COUNCIL TAX BAND "D"
- CLOSE PROXIMITY TO MEDWAY HOSPITAL, LOCAL SCHOOLS, SHOPS & AMENITIES
- A TRUE GEM AND A MUST VIEW!!

Nestled in the heart of Gillingham, this charming detached bungalow on Jeyes Road presents a unique opportunity for those seeking a comfortable and convenient lifestyle. Built in 1928, this property has been thoughtfully modernised while retaining its character, offering a delightful blend of traditional charm and contemporary living.

Spanning approximately 1,038 square feet, the bungalow features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two well-appointed bedrooms provide ample space for relaxation, while the two bathrooms ensure convenience for both residents and visitors alike.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, a rare find in such a central location. The beautifully modernised garden offers a serene outdoor space, ideal for enjoying sunny days or hosting gatherings with family and friends.

Situated within easy reach of local shops, transport links, amenities, and schools, this bungalow is perfectly positioned for everyday living. A mere 15-minute walk will take you to Gillingham train station, providing excellent connections for commuters and those wishing to explore further afield.

This delightful bungalow is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of community. Whether you are a first-time buyer, a downsizer, or looking for a peaceful retreat, this property is sure to impress. Do not miss the chance to make this charming bungalow your own.

#### **Hallway**

Hardwood entrance door, access to loft space, radiator.

#### **Lounge**

16'5" x 16'1" red to 14'4" (5.02m x 4.91m red to 4.38m)  
2 double glazed windows to sides, double glazed window to front, double glazed door to garden, feature fireplace, 2 radiators.

#### **Dining Room**

11'11" x 8'10" (3.64m x 2.71m)  
Double glazed window to side, radiator.

#### **Kitchen**

13'2" max x 10'5" (4.02m max x 3.18m)  
Double glazed window to rear. Fitted country cottage style kitchen with base and eye level units with inset Belfast sink unit. Integrated fridge/freezer. Space for Range oven.

#### **Utility Area**

8'2" x 3'11" (2.50m x 1.20m)  
Frosted double glazed window to rear. Space and plumbing for washing machine. Wall mounted boiler. Double glazed door to garden.

#### **Bedroom 1**

15'10" red to 12'9" x 9'10", 9'5" (4.85m red to 3.90m x 3.29m)  
Double glazed window to side. Radiator.

#### **En-suite shower room**

Frosted double glazed window to rear. Suite comprising shower cubicle with "Aqualisa" shower unit, vanity unit and low level WC. Chrome heated towel rail.

#### **Bedroom 2**

13'6" to front of wardrobes x 9'7" into bay (4.12m to front of wardrobes x 2.93m into bay)  
Double glazed window to front, radiator, built in wardrobes.



### Bathroom

8'2" x 7'10" (2.51m x 2.41m)

White suite comprising panelled bath, low level WC and pedestal wash hand basin. Double glazed window to side. Built in storage. Chrome heated towel rail.

### Exterior

#### Gardens

To rear and side; side garden approx 50' x 30' max. Mainly laid to patio with artificial lawn areas. Fenced to boundaries. Side pedestrian access.

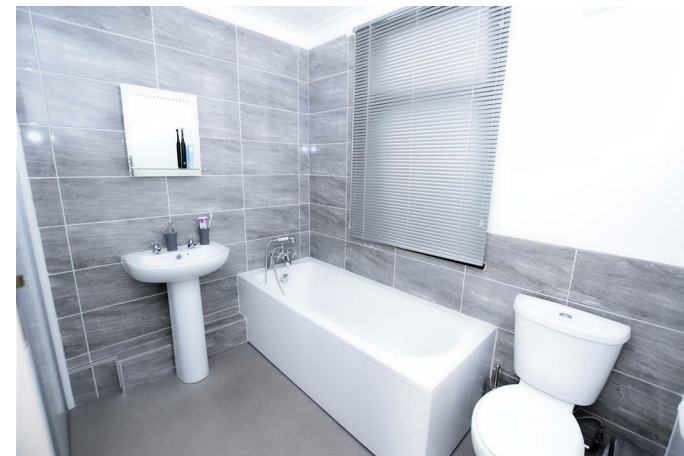
#### Driveway

Paved driveway providing off road parking for 3 cars.

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

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

**Harrisons Reeve Harrisons Reeve Office**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
 medway@harrisonsreeve.com (01634) 379799



### **Garage**

19'9" x 11'4" (6.03m x 3.46m)

Up and over door. Power and light.

### **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.

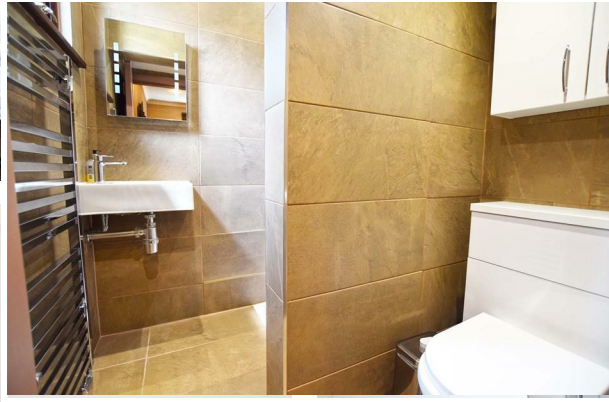
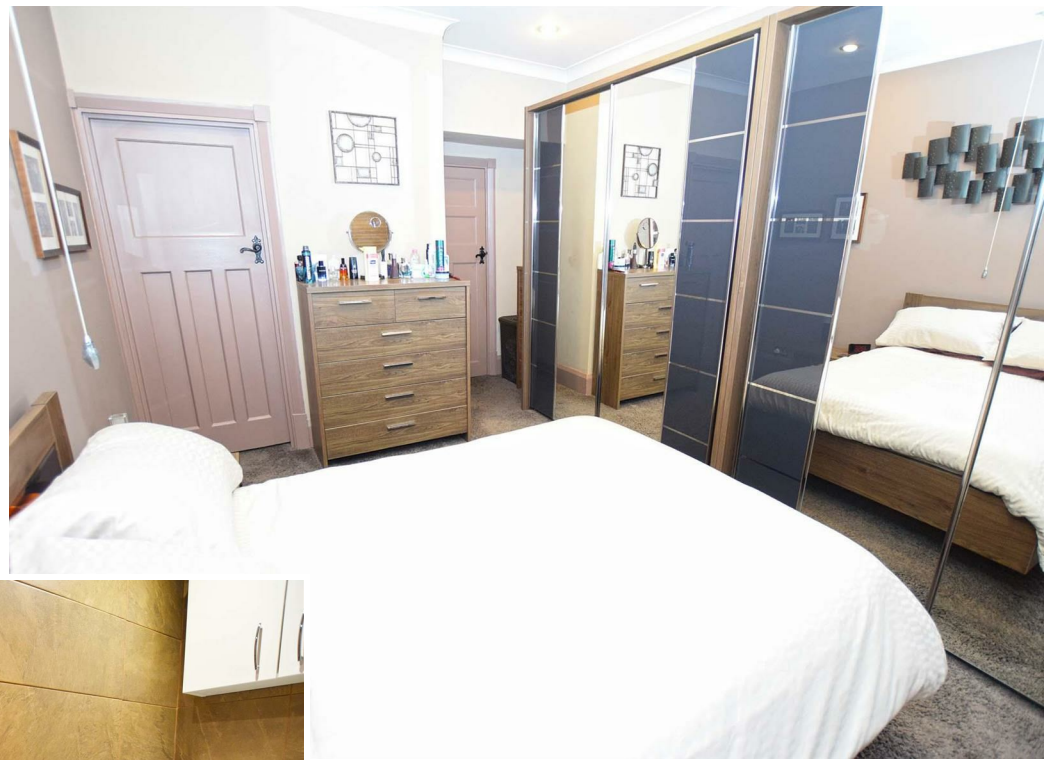
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

### **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.

### **NB**

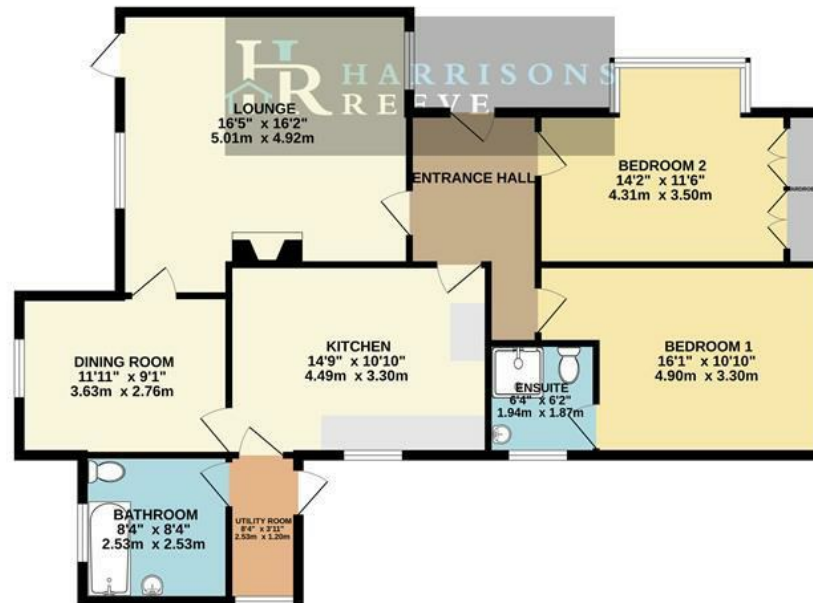
HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burton's Solicitors, Hawkrigge and Company and Apex Law as well as the services of HENCHURCH LANE Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



GARAGE  
224 sq.ft. (20.8 sq.m.) approx.



GROUND FLOOR  
1038 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 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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