



## 43 Seaton Road

Gillingham, ME7 4BJ

Guide price £250,000



Guide Price £250,000 to £275,000

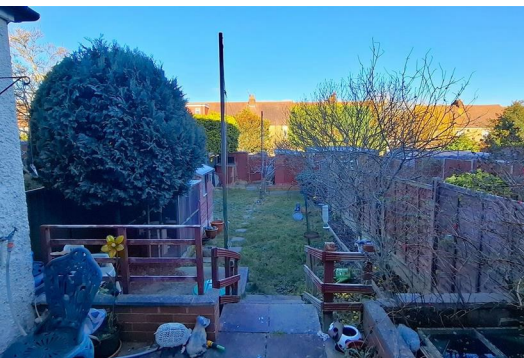
We are pleased to offer this three-bedroom terraced home on the ever-popular Seaton Road in Gillingham. Ideally suited to a family, the property is ideally located for highly regarded schools for all ages, including local Grammar Schools.

The accommodation includes an entrance hall, a well-proportioned lounge, a kitchen/diner, and a downstairs WC. Upstairs, the first-floor landing leads to three bedrooms and a shower room.

To the rear, there is a generous garden offering plenty of space for outdoor enjoyment.

The property is approximately a 15-minute walk from Gillingham Town Centre and the Mainline Railway Station, providing high-speed services to London St Pancras as well as fast commuter links to London Victoria and the South Coast.

A fantastic opportunity for a purchaser seeking a home they can truly make their own. Ideal for first-time buyers, those looking to move up the ladder, or investors. Offered with no onward chain.



Door to

Hallway

Lounge

14'9 x 10'5 (4.50m x 3.18m)

Dining Room

12'7 x 10'5 (3.84m x 3.18m)

Kitchen

9'3 x 6'5 (2.82m x 1.96m)

Internal Hallway

WC

8'6 x 2'7 (2.59m x 0.79m)

Stairs from Hallway

Landing

Bedroom 1

12'1 x 10'6 (3.68m x 3.20m)

Bedroom 2

12'6 x 9'2 (3.81m x 2.79m)

Bedroom 3

9'6 x 6'4 (2.90m x 1.93m)

Shower Room

5'9 x 5'3 (1.75m x 1.60m)

Garden

**Important Notice -**

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.

No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

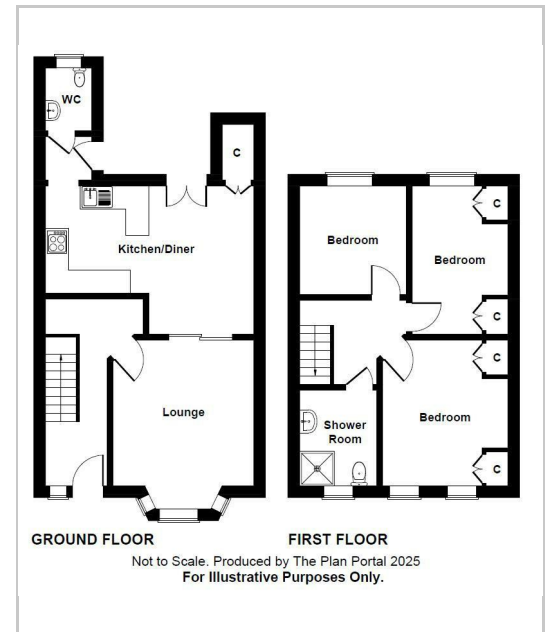
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

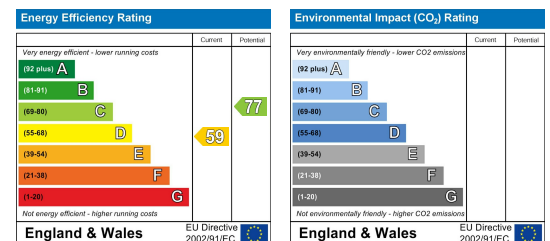
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.