Flat 3 Craythorne House Beacon Oak Road, Tenterden, TN30 6RX
Offers In Excess Of £199,950 Share of Freehold

Rush Witt & Wilson are pleased to offer this light and spacious first floor apartment forming part of a most attractive Grade II listed Georgian town house within easy walking distance of Tenterden High Street.

This charming apartment offers a wealth of character features through-out including high ceilings, feature fireplaces and sash windows. The well-presented accommodation comprises of an impressive double aspect living/dining room with adjoining kitchen, bathroom and large double bedrooms (please note the bedroom may offer scope to be subdivided to create an additional bedroom -subject to necessary approval/permissions being obtained). Offered to the market CHAIN FREE.

An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Communal Entrance
With steps leading to communal front door opening to and impressive hallway with staircase rising to first floor.

Living/Dining Room
18'1 x 16'1 (5.51m x 4.90m)
Impressive light room being double aspect with attractive bay window to the front and further window to the side elevation, attractive feature fireplace with quarry tiled hearth, two radiators, doorway leading through to:

Kitchen
6'5 x 5'6 (1.96m x 1.68m)
Fitted with a range of cream cupboard and drawer base units with matching wall mounted cupboards, wooden work surface with tiled splashback and inset ceramic sink drainer unit, inset four ring electric hob with integrated oven beneath, space and point for low level fridge/freezer, wooden flooring, sash windows to the side elevation.

Inner Lobby
Fitted full height storage cupboard with part mirrored sliding doors, housing space and point for low level freezer, radiator, door leading through to:

Bedroom
18' x 17'1 (5.49m x 5.21m)
Spacious room with window to the side elevation, attractive feature fireplace with quarry tiled hearth, radiator, fitted double airing cupboard being part shelved with wall mounted gas fired boiler and housing insulated hot water tank, please note the bedroom may offer scope to be subdivided to create an additional bedroom (subject to necessary approval/permissions being obtained).

Door with steps leading through to:

Bathroom
Fitted with a white suite comprising low level wc, pedestal wash hand basin, wooden panelled bath with mixer tap, shower over and fitted folding screen, part tiled walls, part wood panel walls, wood effect flooring, radiator, window to the side elevation.

Lease & Maintenance
Share of Freehold (1/5th) - Lease is 999 years from 1978 on the land registry and we have been advised by the vendors that the ground rent is peppercorn and the maintenance is circa £600 per annum.

Agents Note
Council Tax Band – C

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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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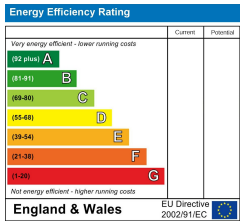

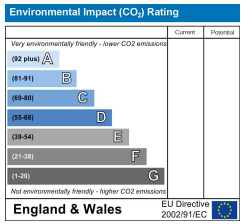

94 High Street, Tenterden, Kent, TN30 6JB
Tel: 01580 762927 | tenterden@rushwittwilson.co.uk | www.rushwittwilson.co.uk

The Property Ombudsman
Relocation agent network