

**RUSH
WITT &
WILSON**



**17 Jubilee Field, Wittersham, Kent TN30 7PF
Offers In The Region Of £280,000 Freehold**

Rush Witt & Wilson are pleased to offer this well-presented end of terrace home located in the heart of the popular village of Wittersham.

The accommodation is arranged over two floors and comprises of an entrance hallway, living room, boot room and impressive kitchen/dining room on the ground floor. To the first floor there are two double bedrooms, family bathroom and separate wc. Outside the property benefits from an enclosed rear garden benefitting from a southerly aspect.

For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Hallway

Obscure glazed entrance door to the front elevation, stairs rising to first floor with window over and recessed storage space beneath, tiled flooring, oak door through to the kitchen, electric storage heater and part glazed oak door opening through to:

Living Room

16'8 x 10'8 (5.08m x 3.25m)

Window to the rear elevation, solid wooden flooring.

Kitchen/Dining Room

19'5 x 8'4 (5.92m x 2.54m)

Fitted with a range of bespoke cupboard and drawer base units with matching wall mounted cupboards, complimenting solid wood block work surface with tiled splashback, inset butler sink, inset four ring electric hob with extractor canopy above, upright unit housing integrated double oven, integrated washing machine, integrated dishwasher, integrated low level fridge and freezer, fitted pantry style cupboard, small breakfast bar, tiled flooring, space for table and chairs, windows to the front and side elevations, sliding wooden door leading to:

Boot Room/Utility

8'3 x 3'1 (2.51m x 0.94m)

Part obscure glazed door to the rear elevation allowing access through to the garden, stone tiled flooring, electric storage heater, fitted solid woodblock work surface with a range of shelves over, space and points beneath for tumble dryer.

First Floor

Landing

Large walk-in fitted storage cupboard, fitted airing cupboard housing insulated hot water tank, electric storage heater, access to the generous loft space.

Bedroom One

13'9 x 10'8 (4.19m x 3.25m)

Two windows to the rear elevation, electric storage heater.

Bedroom Two

13'9 x 8'5 (4.19m x 2.57m)

Window to the rear elevation, generous fitted walk-in wardrobe, electric storage heater.

Bathroom

Fitted with a white suite comprising panelled bath with electric shower over and fitted screen, pedestal wash hand basin, part tiled walls, obscure glazed window to the front elevation, heated towel rail, tile effect flooring.

Separate WC

Fitted with a low level white wc, obscure glazed window to the front elevation.

Generous Loft Space

23'2 x 17'1 (7.06m x 5.21m)

Part boarded with light.

Please note the generous loft space may offer space for conversion to create further accommodation (subject to approved planning permission).

Outside

Front of Property

Small area of garden planted with a mixture of shrubs and seasonal flowers.

Rear Garden

The part walled rear garden benefits from a southerly aspect with a small paved patio area offering space for outside dining and entertaining with a raised brick flowerbed, small area of lawn, timber garden store, gated rear access.

Agents Note

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

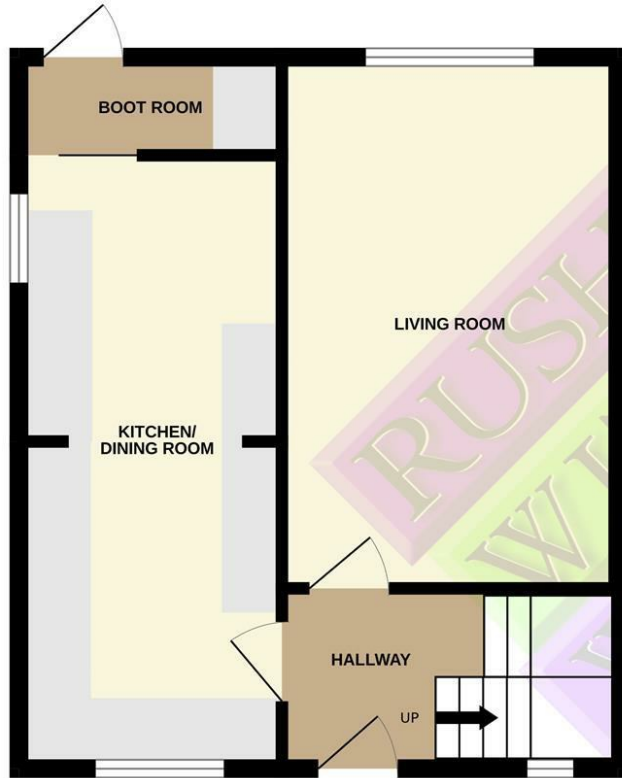
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

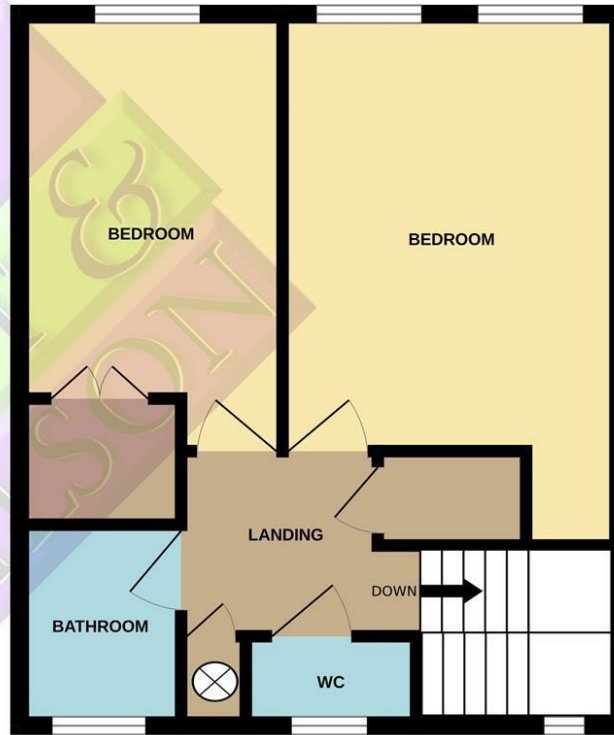
4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(57-68) D	
(45-54) E	
(31-44) F	
(1-30) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(57-68) D	
(45-54) E	
(31-44) F	
(1-30) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

