

**RUSH
WITT &
WILSON**



**White Wings , Appledore, Kent TN26 2BS
Guide Price £650,000**

OPEN HOUSE SATURDAY 11TH FEB - by appointment only.

Rush Witt & Wilson are pleased to offer a rare and exciting opportunity to purchase this detached bungalow in need of modernisation/complete refurbishment set in gardens and grounds of 1.3 acres (tbv) located on the outskirts of the popular village of Appledore.

The accommodation comprises of an entrance hallway, living/dining room with feature fireplace, kitchen, three bedrooms and bathroom. Outside the bungalow offers extensive off road parking, a detached garage with adjoining workshop and large gardens to the side. 'White Wings' offers scope to update/extend or even possible replacement and the generous plot may offer potential for redevelopment to build a separate dwelling, all subject to approved planning permission.

Offered to the market CHAIN FREE. An internal inspection is highly recommended to fully appreciate the fantastic potential this bungalow has to offer. For further information and to arrange a viewing please call our Tenterden branch.

Entrance Hallway

With entrance door to the front elevation, parquet flooring, part shelved fitted airing cupboard housing hot water tank, electric storage heater, two windows to the side elevation and doors leading to:

Living/Dining Room

20'9 x 15'1 (6.32m x 4.60m)

Being triple aspect with windows to the front and side elevations, glazed double doors to the rear allowing access through to the garden, two electric storage heaters and feature fireplace with stone surround.

Kitchen

14'112 x 7'10 (4.27m x 2.39m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainage unit, inset four ring electric hob, upright unit housing integrated oven, space and plumbing for washing machine, space and point for low level fridge and freezer, windows to the side and rear elevations and part glazed door to the side allowing access through to the garden.

Bedroom 1

14'11 x 9'3 (4.55m x 2.82m)

Being double aspect with windows to the front and rear elevations, electric storage heater.

Bedroom 2

11'8 x 9'11 (3.56m x 3.02m)

With window to the front elevation and electric storage heater.

Bedroom 3

9'3 x 8'6 (2.82m x 2.59m)

With window to the side elevation and electric storage heater.

Bathroom

Fitted with a blue coloured suite comprising low level W.C, pedestal wash-hand basin and panelled bath, access to loft space and obscured glazed window to the side elevation.

Outside

Gardens

To the front a five bar gate opens to a sweeping driveway providing off road parking for a number of cars and access to the detached garage, a further pedestrian gate opens to a pathway to the front door

with tall conifer hedging to the front boundary.

The generous gardens fall predominantly to one side and comprise of a large area of level lawn being interspersed with a selection of mature trees which enjoy a delightful outlook to the rear over adjoining farmland. Abutting the rear/side of the bungalow is further area of enclosed garden with a well.

Detached Garage

17'7 x 13'3 (5.36m x 4.04m)

With up and over door to the front and two windows to the side elevation, light and power connected, doorway leading through to:

Adjoining Workshop

13'3 x 11'11 (4.04m x 3.63m)

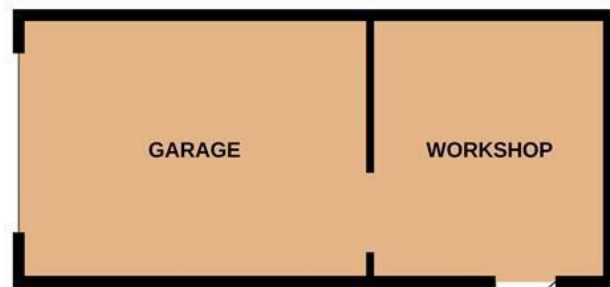
With part glazed door to the side elevation, light and power connected.

Agent Note

Council Tax Band: F

Please note the property is on private drainage.

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, surveys, 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.



GROUND 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 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



