

**RUSH  
WITT &  
WILSON**



**26 Heathside, Appledore, Kent TN26 2AT  
Offers In Excess Of £300,000**



Rush Witt & Wilson are pleased to offer this well-proportioned semi-detached family home with large rear garden located in the sought after village of Appledore.

The accommodation offers scope to enhance and is arranged over two floors and comprises of a entrance hallway, kitchen, utility room, living/dining room and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a good sized rear garden enjoying a westley aspect.

Offered to the market CHAIN FREE. An internal inspection is highly recommended. For further information and to arrange your viewing please call our Tenterden office on 01580 762927.

#### **Entrance Hallway**

Part glazed entrance door to the front elevation, stairs rising to the first floor with recessed storage space beneath, wood effect flooring, radiator, doors off to the following:

#### **Living Room**

11'7 max x 19'1 (3.53m max x 5.82m)

Window and glazed double doors through to the conservatory, wood effect flooring, radiator.

#### **Conservatory**

16'2 x 8'8 (4.93m x 2.64m)

A range of windows to the side and rear elevations, glazed double doors allowing access onto the rear garden, wood effect flooring.

#### **Kitchen**

15'2 max x 7'6 (4.62m max x 2.29m)

Fitted with a range of wooden shaker style cupboard and drawer base units with matching wall mounted

cupboards, complimenting granite effect worksurface with tiled splashback and inset stainless steel sink with side drainer, space for electric oven with tiled splashback, space and plumbing for washing machine, space and point for dishwasher, under stairs fitted storage/pantry cupboards, radiator, tiled flooring, window to the front and side elevations, door through to:

#### **Utility Room**

9'5 x 6 (2.87m x 1.83m)

Window to the side elevation, part glazed door with access onto the garden, fitted worksurface with space for freestanding appliances, fitted cupboard housing wall mounted electric fired boiler, tiled flooring.

#### **First Floor**

##### **Landing**

Window to the front elevation, access to loft space, doors off to the following:

##### **Bedroom One**

11'3 x 11'1 (3.43m x 3.38m)

Double aspect with window to the side and rear elevations, fitted wardrobe, fitted airing cupboard housing insulated hot water tank, radiator.

##### **Bedroom Two**

11'7 x 8'7 (3.53m x 2.62m)

Window to the rear elevation, fitted wardrobe, radiator.

##### **Bedroom Three**

8'5 x 8'5 max (2.57m x 2.57m max)

Window to the front elevation, radiator.

##### **Bathroom**

Fitted with a white suite comprising low level wc, fitted vanity unit with inset wash hand basin and cupboard beneath, large shower cubicle with sliding door, panel

enclosed bath, stainless steel heated towel rail, tiled walls, tiled flooring, obscure glazed window to the front and side elevations.

#### **Outside**

##### **Rear Garden**

Of a good size and benefits from a westerly aspect being predominantly laid to lawn with a paved patio area abutting the rear of the property offering space for outside dining and entertaining, gated side access.

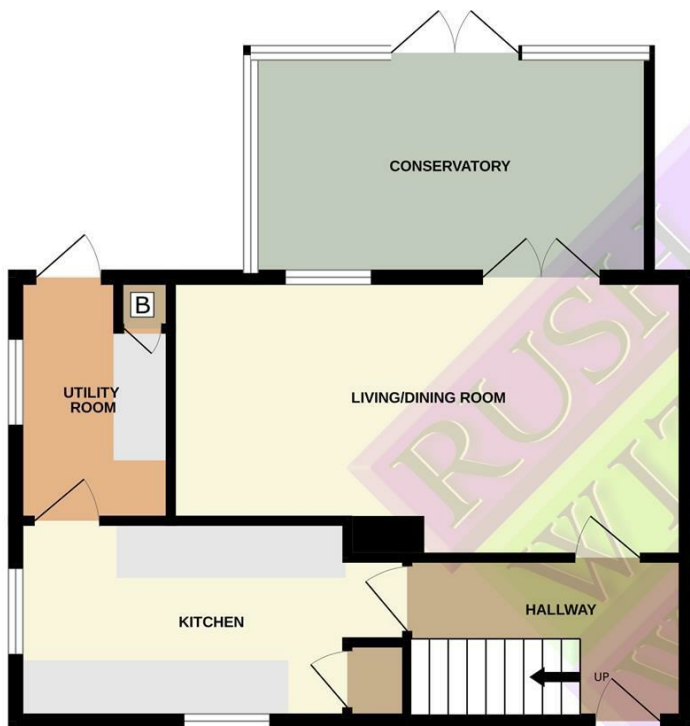
#### **Agents Note**

Council Tax Band – D

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.

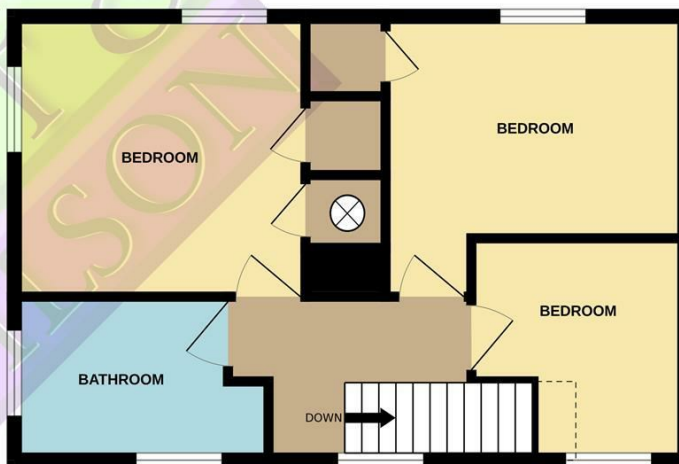
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and 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.



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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1ST FLOOR

