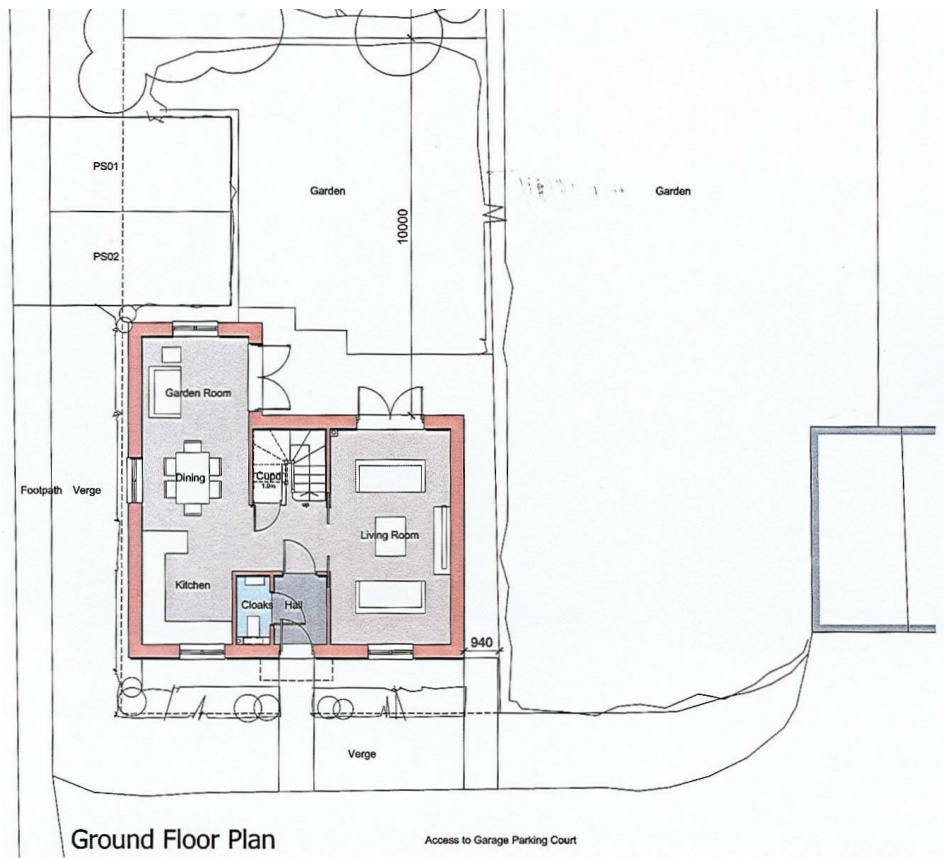


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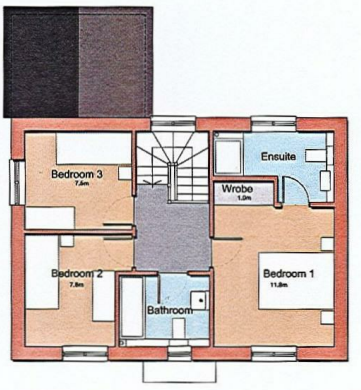


**29 Heathside & Adjoining Building Plot, Appledore, Kent TN26 2AT  
Offers In Excess Of £395,000**

Rush Witt & Wilson are pleased to offer this rare and exciting opportunity to purchase a semi-detached family home benefiting from approved planning permission for the construction for a three bedroom detached house in the rear garden (APPLICATION NO: 20/00693/AS). The well proportioned home offers accommodation arranged over two floors comprising of a living room with feature fireplace, dining room and kitchen on the ground floor. To the first floor are three bedrooms and the family bathroom. Outside the property benefits from a rear garden with a decked terrace and detached home office. The land to the rear has approved planning permission for a detached dwelling with proposed accommodation comprising of an entrance hallway, cloakroom, living room, open-plan kitchen/dining/garden room, three bedrooms, the main with an en-suite shower room and family bathroom. The proposed new dwelling would also benefit from two off road parking spaces and an enclosed rear garden. For further information and to arrange a viewing please call our Tenterden office.



Ground Floor Plan



First Floor Plan

The accommodation for the current house is as follows:

### **Entrance Hallway**

With part obscured glazed entrance door to the front elevation, stairs rising to the first floor and connecting doors to:

### **Living Room**

17'0 x 10'2 max (5.18m x 3.10m max)

Being double aspect with window to the front and double doors to the rear allowing access to the garden, feature fireplace and radiator.

### **Dining Room**

12'10 x 8'1 (3.91m x 2.46m)

With window to the front elevation, half panelled walls, radiator, fitted coat rack/shelving and doorway to:

### **Kitchen**

16'3 x 8'10 (4.95m x 2.69m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset sink/drain unit and generous tiled splash-backs, inset four burner gas hob with extractor canopy above and integrated oven beneath, space and point for free standing fridge/freezer, space and plumbing for washing machine, space and point for dishwasher, space and point for tumble dryer, tiled flooring, windows to the side and rear elevations, under stairs storage cupboard, and door allowing access to the garden.

### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, window to the rear elevation, fitted airing cupboard housing wall mounted gas (LPG) fired boiler, access to loft space, radiator and doors leading to;

#### **Bedroom 1**

12'10 x 9'2 (3.91m x 2.79m)

With window to the front elevation, fitted wardrobe and radiator.

#### **Bedroom 2**

10'9 x 10'3 (3.28m x 3.12m)

With window to the front elevation, fitted wardrobe and radiator.

#### **Bedroom 3**

9'7 max x 7'9 max (2.92m max x 2.36m max)

With window to the side elevation, radiator and laminate flooring.

### **Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, corner bath with mixer tap and hand held shower attachment, wall mounted heated towel rail and two obscured glazed windows to the rear elevation.

### **Outside**

#### **Garden**

To the front is a small area of lawned garden with low level hedging to the front/side boundary and gated side access leading to:

The rear garden is predominately laid to lawn being fully enclosed with close board fencing and conifer hedging to one side, there is a selection of beds planted with a mixture of shrubs, seasonal flowers and trees and abutting the rear of the property is a decked terrace accessed from the kitchen and a paved patio area accessed from the living room, both offering a perfect space for outside dining/entertaining.

#### **Detached Home Office**

7'9 x 5'9 (2.36m x 1.75m)

With entrance door to the front, windows to the side and rear elevations, wall mounted electric heater, laminate flooring, light and power connected.

#### **Adjoining Building Plot**

Approved planning permission has been granted to split the rear garden and construct a detached dwelling with proposed accommodation comprising of an entrance hallway, cloakroom, living room, open-plan kitchen/dining/garden room, three bedrooms, the main with an en-suite shower room and family bathroom. The proposed new dwelling would also benefit from two off road parking spaces and an enclosed rear garden.

We recommend any interest parties review the necessary documents on the Ashford Borough Council planning portal to provide you with detailed information relating to the approved planning permission/conditions. (APPLICATION NO: 20/00693/AS)

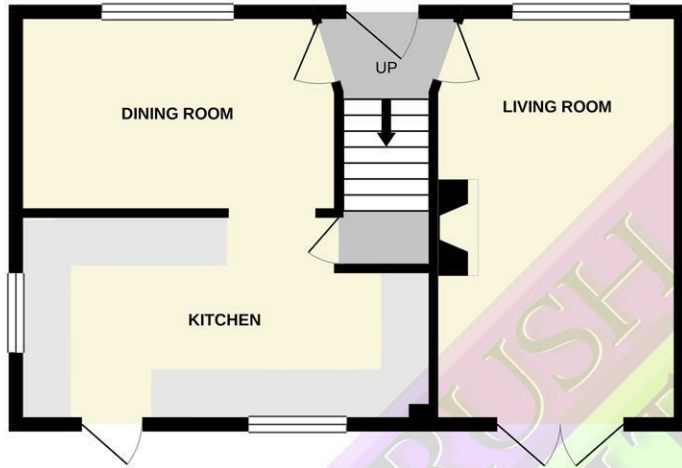
#### **Agent Note**

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.

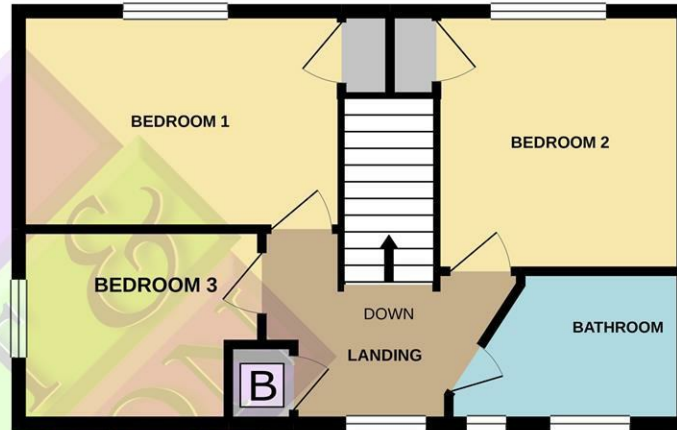
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested



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
Vary energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**RUSH  
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