



13, Hawkes Road, Eccles, ME20 7FP  
£180,000

## About this property.....

Perfect for first-time buyers, investors, or those seeking a low-maintenance lock-up-and-leave, this well presented one-bedroom maisonette offers generous living space and a prime location.

The property features an 18ft open-plan living and dining area, a stylish re-fitted kitchen and bathroom, and a double bedroom with an alcove for wardrobes. There's also a loft providing valuable storage space.

Off-road parking is available for one vehicle and the home is ideally situated directly opposite the village recreation ground, ideal for outdoor leisure and relaxation.

With the remainder of a 999-year lease and no ground rent or service charges, this is a rare opportunity to secure a hassle-free home in a sought-after area. Early viewing is strongly recommended - properties like this don't stay available for long.

## Situation.....

If you like Countryside walks then we feel Eccles could be an ideal village for you. Enjoy the countryside as you walk past Neolithic stones at Kits Coty or past the recently planted Chapel Down vineyards. Just outside the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. If you have little ones and like the idea of a small village school then St Marks primary school is ideally situated, only has around 130 pupils and was rated Good in the latest Ofsted inspection. Local conveniences also include a village shop with postal facilities and doctors surgery with dispensing chemist. For those who need to commute, you have access to the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom. There are also buses to Rochester, Chatham and Maidstone if you want to venture back into the hustle and bustle of town life!







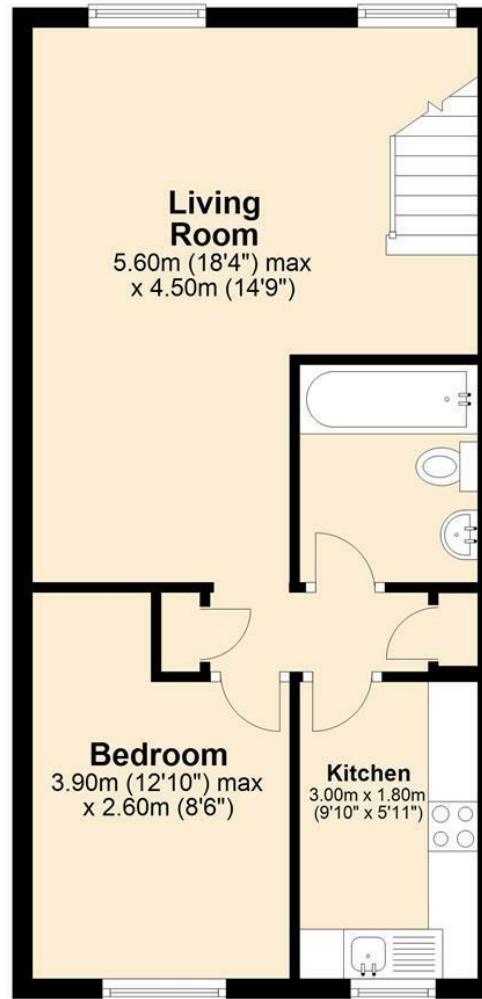


## Useful information .....

- One Bedroom First Floor Maisonette
- Remainder Of A 999 Year Lease
- No Service Charges Or Ground Rent
- Well Designed Kitchen
- Parking To Front
- Quiet No Through Road Location
- Ideal First Time Buy Or Investment

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## First Floor



Total area: approx. 43.2 sq. metres (465.0 sq. feet)

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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