



82 Church Street

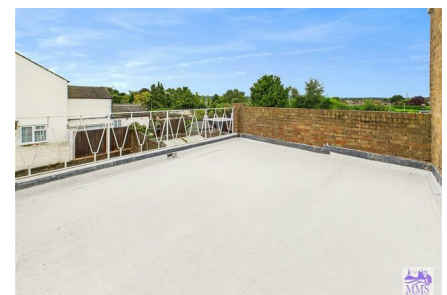
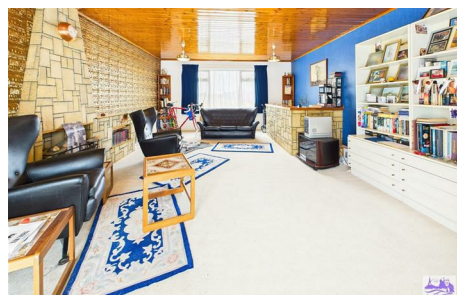
Cliffe ME3 7PP

Guide Price £575,000



Nestled on Church Street in the charming village of Cliffe, Rochester, this unique property presents a rare opportunity for those seeking a versatile space with immense potential. Originally two shops, this building has been thoughtfully transformed, offering a generous ground floor that currently serves as storage but could easily be adapted to suit a variety of needs. The ground floor features two mirrored areas, each equipped with kitchen units and two convenient shower rooms, providing ample space for creative reimagining. Above, the spacious two-bedroom apartment boasts a large lounge/diner, a well-appointed kitchen, and a shower room, making it an ideal living space. The apartment also benefits from a delightful patio area, perfect for enjoying the outdoors. The external grounds are equally impressive, offering ample parking and the potential for a beautiful garden retreat. Additionally, planning permission had once been granted for another dwelling, further enhancing the possibilities this property holds. Whether you envision a thriving business, a family home, or a combination of both, the opportunities are endless with this exceptional property. We invite you to contact us today to arrange a viewing and explore the potential that awaits you in this remarkable building.

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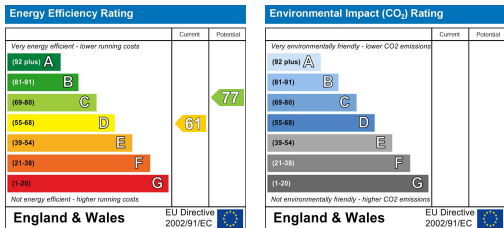
Area Map



Floor Plans

<p>Ground Floor</p>	<p>Approximate total area¹⁰</p> <p>1976 ft² 183.6 m²</p> <p>Balconies and terraces</p> <p>211 ft² 19.6 m²</p>
<p>Floor 1</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

Energy Efficiency Graph



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