



82 Church Street

Cliffe ME3 7PP

Guide Price £475,000



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. 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 reimaging. 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.

FREE HOLD, COUNCIL TAX BAND D



Area Map



Floor Plans

Ground Floor

Floor 1

Approximate total area¹⁰
 1976 ft²
 183.6 m²

Balconies and terraces
 211 ft²
 19.6 m²

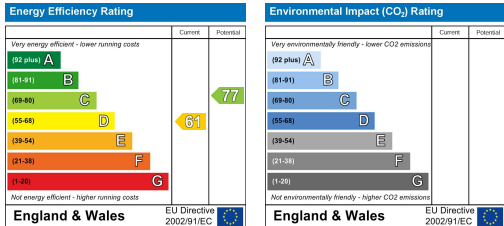
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.