



14A Love Lane

Rochester, ME1 1TN

GREENLEAF Property Services are delighted to present this deceptively spacious mid-terrace house to the market, enviably located on one of Rochester's most sought-after no-through roads, Love Lane. This well presented family home, set over four versatile floors, enjoys far reaching views across the River Medway, and is offered to the market with NO ONWARD CHAIN.

Set over four floors, the accommodation briefly comprises of: Entrance hall with access to garage, cloakroom W/C, utility room and further storage room with potential for a variety of uses; To the first floor, there is a lounge with balcony overlooking the Medway, kitchen and separate dining room; The second floor comprises of two double bedrooms with the master boasting an en-suite shower room, and a further family bathroom W/C. The third double bedroom is located on the top floor.

This beautiful home is located a short walk to highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, the station with 35 minute fast trains to London St Pancras, and the historic High Street offering a wealth of cafes, bars, restaurants and boutiques, the famous cathedral, Norman castle and beautiful river walks. All A2/M2/M20 road links to London and coast are a short drive away. Properties of this calibre and in this condition are rarely available, we recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade Awaited. Council tax Band F.

Offers In The Region Of £500,000

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- SOUGHT-AFTER HISTORIC LOCATION
- GARAGE & OFF ROAD PARKING
- UTILITY ROOM & CLOAKROOM W/C
- COUNCIL TAX BAND F / FREEHOLD
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- BALCONY
- EN-SUITE SHOWER ROOM W/C
- STUNNING VIEWS ACROSS THE RIVER MEDWAY AND BEYOND
- EPC GRADE AWIATED

Entrance Hall

22'1" x 5'11" (6.74 x 1.82)

Utility Room

10'11" x 9'6" (3.33 x 2.92)

Storage room

10'11" x 8'2" (3.33 x 2.5)

Cloakroom W/C

8'7" x 4'10" (2.62 x 1.48)

First Floor

8'7" x 5'10" (2.64 x 1.8)

Lounge

14'10" x 14'6" (4.54 x 4.43)

Balcony

14'6" x 5'4" (4.43 x 1.64)

Kitchen

17'9" x 5'9" (5.42 x 1.76)

Dining Room

10'10" x 8'3" (3.32 x 2.52)

Second Floor

8'7" x 5'10" (2.64 x 1.8)

Bedroom

14'10" x 14'6" (4.53 x 4.42)

Ensuite Shower Room W/C

5'10" x 5'4" (1.78 x 1.65)

Bathroom W/C

8'9" x 5'10" (2.67 x 1.78)

Bedroom

14'6" x 10'11" (4.42 x 3.34)

Third Floor

Bedroom

14'5" x 17'1" (4.41 x 5.21)

Garage

19'0" x 8'2" (5.8 x 2.51)

Off Road Parking

To Front.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form

part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



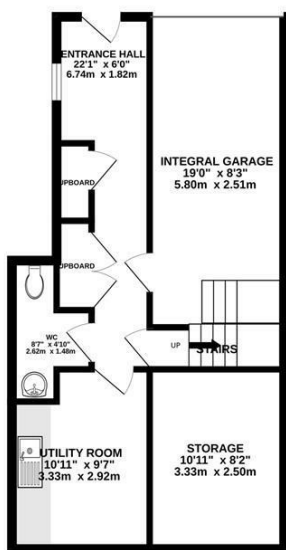
Directions

Tel: 01634730672

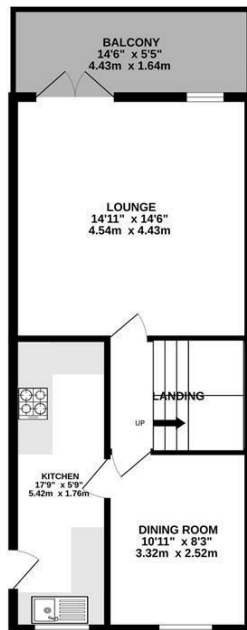




LOWER GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1782 sq.ft. (165.6 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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