



110 Kingsmead Park

Rochester, ME3 9QT

GREENLEAF PROPERTY SERVICES are pleased to present this detached double-aspect park home to the market, in the popular Kingsmead Park, Allhallows. Boasting two double bedrooms with fitted wardrobes, a stylish modern shower-room, well-appointed kitchen, and dining area open-plan to the great size lounge, further benefits include upgraded insulation to the floors and walls, new support jacks and treated chassis, a recently new boiler, and established gardens all round complete with additional storage shed. This property has been well cared by the previous owner for many years and is ready to move into and enjoy, interest is sure to be strong in this rarely available and peacefully located park home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Front door (to side) into hallway, giving access to two double bedrooms and shower-room, and lounge through to dining room and into the kitchen. There is also a further entrance with a lift to the other side of the home.

On the park itself there is a large meadow with trees and views across the Estuary with benches to sit on and take in the view, where locals frequently enjoy picnics, socialise or walk their dogs- all a short walk from this lovely property. Interestingly, the nearby Water Tower is all that remains of Allhallows train station, the platforms were apparently where the Park homes are located, including the property advertised here! There are many photos of the train station on local Facebook groups for any prospective buyers interested in the local history.

There is also an active "residents only" Social Club with weekly coffee mornings, and the potential to take part in trips out, and events such as quiz nights and music nights, a great way to socialise and make new acquaintances at your new home.

GROUND RENT- £177.54 P.C.M.

Price Guide £175,000

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- TWO BEDROOM DOUBLE-ASPECT PARK HOME
- TWO DOUBLE BEDROOMS AND RECENTLY NEW SHOWER ROOM
- OFF ROAD PARKING NEARBY
- COUNCIL TAX BAND A / PARK HOME
- AVAILABLE WITH VACANT POSSESSION
- RECENTLY FULLY UPGRADED INSULATED WALLS AND FLOORS
- CLOSE TO ALL LOCAL SHOPS AND AMENITIES, A2/M2/M20 ROAD LINKS.
- SPACIOUS KITCHEN / DINING AREA AND LARGE LOUNGE
- ESTABLISHED GARDENS ALL ROUND WITH USEFUL STORAGE SHED
- SHORT DRIVE TO BEACH, ESTUARY AND MEADOW ON SITE

Entrance Hallway

11'9" x 7'10" (3.6m x 2.4m)

With vinyl tile flooring and neutral decor, built-in storage cupboard, access to bedrooms, shower room and lounge through to the rest of the home.

Shower Room

6'2" x 5'2" (1.9m x 1.6m)

Recently new shower room with modern perspex wall coverings and feature tiled wall, neutral vinyl flooring, white suite consisting of shower, WC and basin, window to side of home, vertical chrome radiator.

Bedroom One

12'7" x 9'6" (3.85m x 2.9m)

Good size double bedroom with built-in wardrobes and storage to one wall, window to rear, neutral decor.

Bedroom Two

9'6" x 7'10" (2.9m x 2.4m)

With built-in wardrobe and cupboards, window to rear, neutral decor with feature wall.

Lounge

20'0" x 10'9" (6.1m x 3.3m)

Great size room with bay window to front, further large window to side,

electric fireplace and surround, neutral carpet and decor, open-plan to dining area from here.

Dining Area

10'4" x 7'0" (3.15m x 2.15m)

Located next to kitchen and open-plan from lounge, plenty of space for table and chairs, bay window to front of home and further window to side, neutral carpet and decor.

Kitchen

13'9" x 10'4" (4.2m x 3.15m)

Good size room with doorway access from outside, offering a good range of wooden wall and floor cupboards with neutral vinyl worktops and vinyl flooring, gas cooker, separate washing machine and dryer, neutral wall tiles, cupboard housing recently new boiler, window to side of home.

Gardens

Lovely established gardens to all sides of the property, with a range of flowers, shrubs and plants, a shingle area to the rear leads to the useful storage shed.

Off Road Parking

Nearby car park a short walk to the home, with ample off road parking for residents, further parking for visitors by entrance to park.

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.

Agents Note

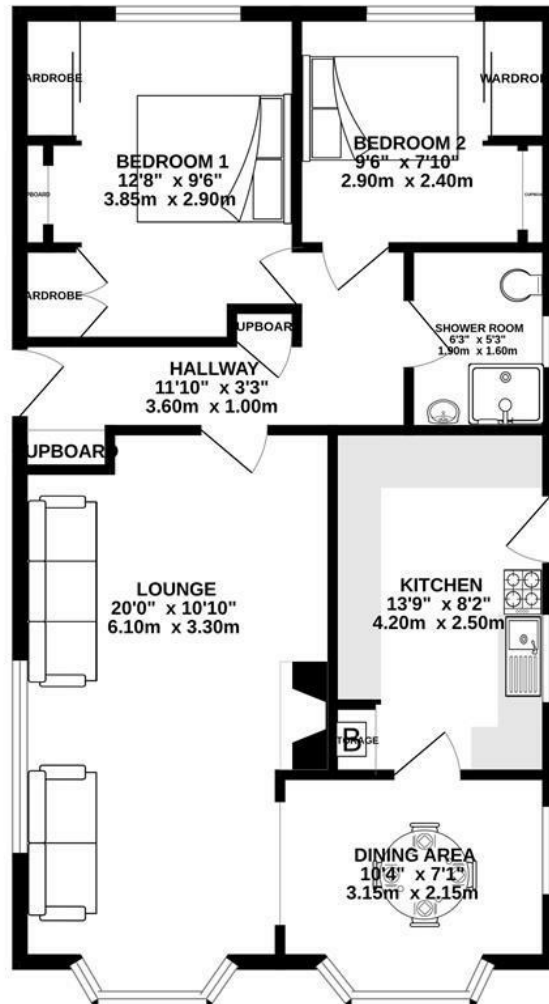
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Tel: 01634730672





GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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