



SUSSEX DRIVE



Offers Over £475,000 Freehold

THE PROPERTY

The current vendors have transformed this property into a stunning house to live in. A high specification lounge/dining room/kitchen provides a real social space with bi-fold doors to one end leading out to the contemporary balcony with the benefit of an electronic awning - great views over the garden and beyond.

The staircase to the lower level leads to an inner hallway with utility room, bathroom and three bedrooms. All the bedrooms are of a double size with plenty of storage and are all very well maintained.

The rear garden is of a good size and is gently tiered, providing lawn and timber patio areas. For those who love to entertain or work from home, there is an amazing garden studio/office equipped with WC. Ideal recreational or work space as 26ft in length with wi-fi connection.

To the front of the property is a driveway for two vehicles in addition to a garage in nearby block.

Unique family home. Must be viewed.





Bedroom 1

21' 0" x 8' 4" (6.40m x 2.54m)

Bedroom 2

16' 10" x 9' 0" (5.13m x 2.74m)

Utility Room

Bedroom 3

17' 5" x 8' 10" (5.31m x 2.69m)

Bathroom

8' 1" x 4' 9" (2.46m x 1.45m)

Open Plan Kitchen/Dining Room/Lounge

26' 6" x 17' 8" (8.08m x 5.38m)

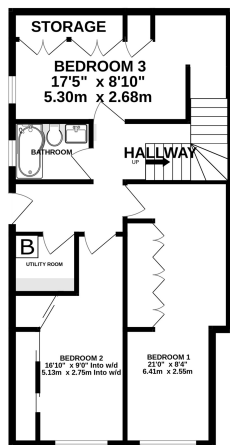
Bar/Games Room

26' 9" x 15' 1" (8.15m x 4.60m)

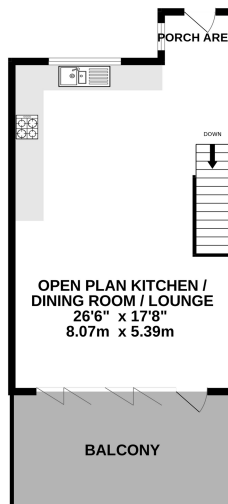


SUSSEX DRIVE, WALDESLADE, KENT, ME5 0NW

LOWER GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

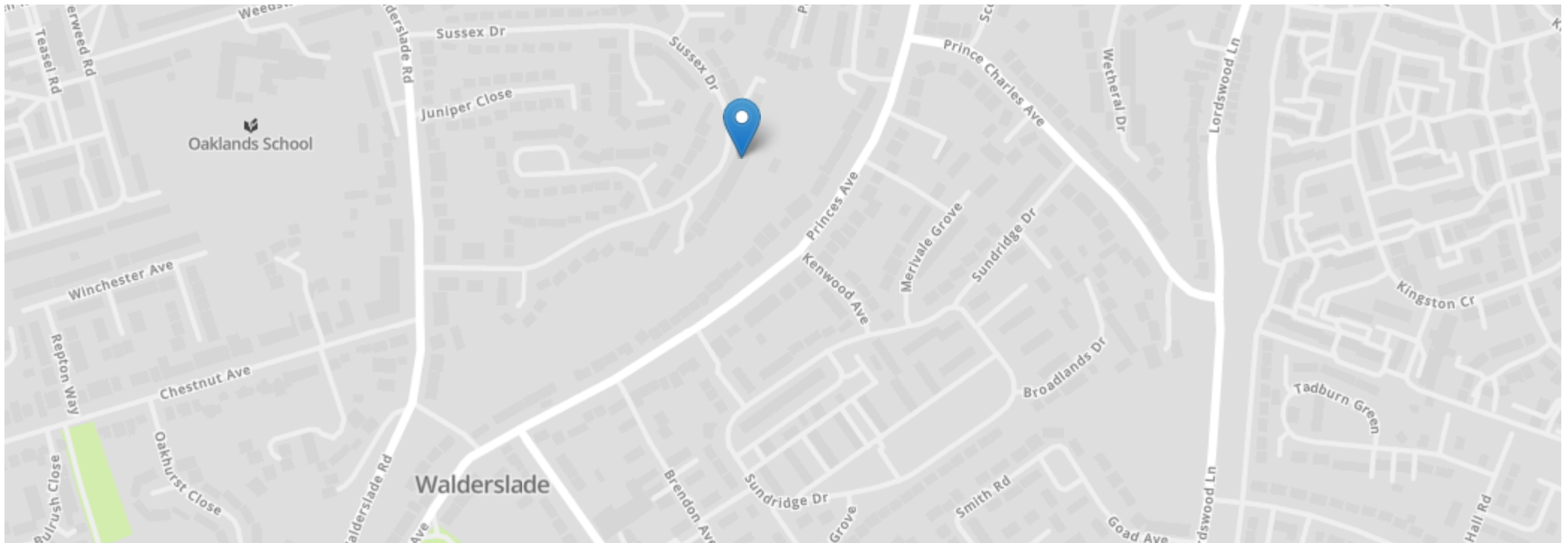
AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway

Band C



SITUATION

Walderslade is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside centre plus Bluewater Shopping Centre being approximately 20 minutes away by car. The area offers good transport links to the A2/M2, M20 and M25 plus Ebbsfleet International and Ashford.

DIRECTIONS

From Walderslade Village head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass. Continue onto Walderslade Road. Turn right onto Sussex Drive and the property will be on the right.

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Greyfox Prestige Walderslade

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