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32

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Old Mill Loft 32 High Street, Headcorn, Kent. TN27 9NE.

£239,995 Leasehold

Property Summary

"This is such a unique home, offering great accommodation right in the centre of Headcorn Village". - Matthew Gilbert, Branch Manager.

Presenting to the market a well presented individual home that is located on Headcorn High Street. This property is a duplex maisonette that has the added benefit of gas central heating as well as two private allocated parking spaces located behind the shopping parade at the rear of the home.

The front door takes you to a set of stairs to the first floor landing that leads through to an 'L' shaped lounge/dining room with balcony and offers a separate kitchen breakfast room. There is also a well proportioned shower room accessed via the first floor landing.

On the second floor there are two double bedrooms. Externally, apart from the allocated parking there is also a shared store room accessed via the side pathway.

Headcorn is an incredibly popular commuter village with a vibrant community. There is a primary school, doctors surgery and churches as well as a wide range of shops and eateries to enjoy. There are great commuter links with access to the M20 as well as a direct line to London Bridge with the station in walking distance to the property.

This truly desirable home in a prominent location needs to be viewed to avoid disappointment.

Features

- Two Bedroom Duplex Maisonette
- Gas Central Heating
- Two Allocated Parking Spaces
- 999 Year Lease From 1990
- Council Tax Band D
- Prime Village Centre Location
- Shower Room
- Balcony
- EPC: E

Ground Floor

Front Door To:

Stairs to first floor landing. Radiator. Velux window. Stairs to first floor.

First Floor

Kitchen

14' 2" x 7' 11" (4.317m x 2.405m) Double glazed sash window to side. Range of wall and base units. Electric oven with gas hob and extractor over. Stainless steel sink with drainer. Integrated dishwasher with space for washing machine and tall fridge freezer. Cupboard housing Worcester gas boiler. Radiator.

Lounge Dining Room

20' 0" x 18' 11" (6.098m x 5.757m) Two double glazed windows to front. French doors leading to balcony. Two double glazed sash windows to side. TV and BT point. Storage cupboard. Wall mounted thermostat. Two radiators.

Shower Room

Double glazed velux window to side. Radiator. Suite comprising of low level WC, wash hand basin and corner shower cubicle with tiled walls.

Second Floor

Landing

Door to eaves storage. Radiator.

Bedroom One

16' 5" x 13' 4" (5.010m x 4.066m) Double glazed windows to front. Double glazed sash windows to side. Radiator. TV point. Wall lights.

Bedroom Two

12' 3" x 7' 10" (3.729m x 2.376m) Double glazed sash window to side. Radiator. TV and BT point.

Exterior

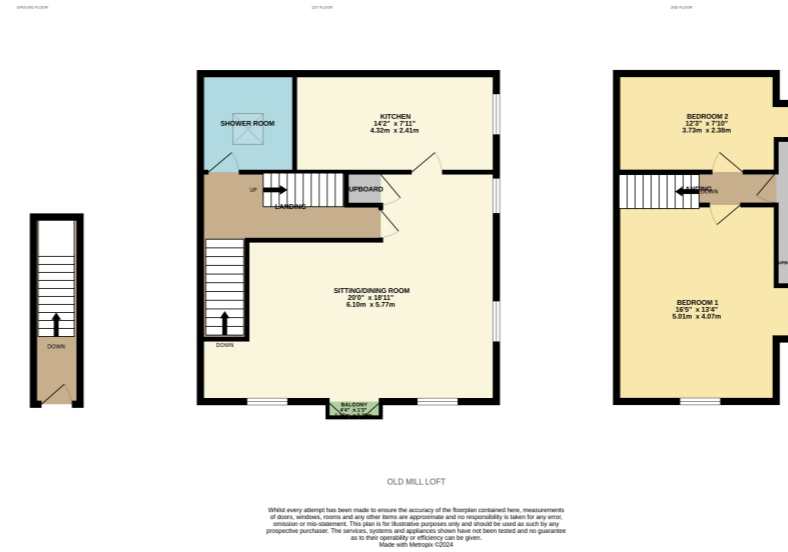
Shared storage room

Parking

Two allocated parking spaces located to the rear of the parade of shops.

Agents Note

1. Old Mill Loft is a leasehold property. There are approximately 950 years left of the 999 year lease. We have been informed that there is a current maintenance charge in 2024 of £663.68.



| Energy Efficiency Rating | | |
|---|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | 50 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

