



FORGE LANE



Starting Bid £290,000 Freehold

THE PROPERTY

Cash Buyers Only!

A wealth of character and situated in the popular village of Upchurch. Easy reach for Rainham & A2 road links. Deceptively spacious, this property has so much potential to create a beautiful family home laid out over 3 floors. Accommodation comprises: entrance porch leading into the lounge with sash window to the front and feature fireplace, stairs to first floor: The separate dining room has a brick built fireplace and hearth with door to the pitched roof conservatory which has been utilised as a kitchen/utility space. There is an internal door into the garage which has power, light and a tap. The boiler is also located in the garage. There is a bathroom with bath to the ground floor: Moving up to the first floor, there are two double bedrooms both with character and fireplace. The rear bedroom boasting distant views of orchard and estuary. From this bedroom is a concealed staircase to the top floor where the premier bedroom is found, a spacious room with door to an ensuite with shower cubicle and views from the velux style window. The rear garden is in natural state. To the front is a driveway and garage. Upchurch is a lovely village with community spirit, cricket club and a short stroll to local school and shops.

Agent note: cash buyers only as kitchen/utility has been moved into the conservatory area and not suitable for mortgage purposes.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £290,000

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer: Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'





Kitchen

15' 5" x 11' 0" (4.70m x 3.35m)

Utility Room

14' 6" x 5' 0" (4.42m x 1.52m)

Dining Room

14' 1" x 11' 1" (4.29m x 3.38m)

Lounge

13' 10" x 12' 6" (4.22m x 3.81m)

Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)

Bedroom 2

12' 9" x 12' 5" (3.89m x 3.78m)



Bedroom 3

11' 3" x 11' 0" (3.43m x 3.35m)

Bedroom 1

13' 10" x 10' 8" (4.22m x 3.25m)

Ensuite

6' 8" x 4' 9" (2.03m x 1.45m)

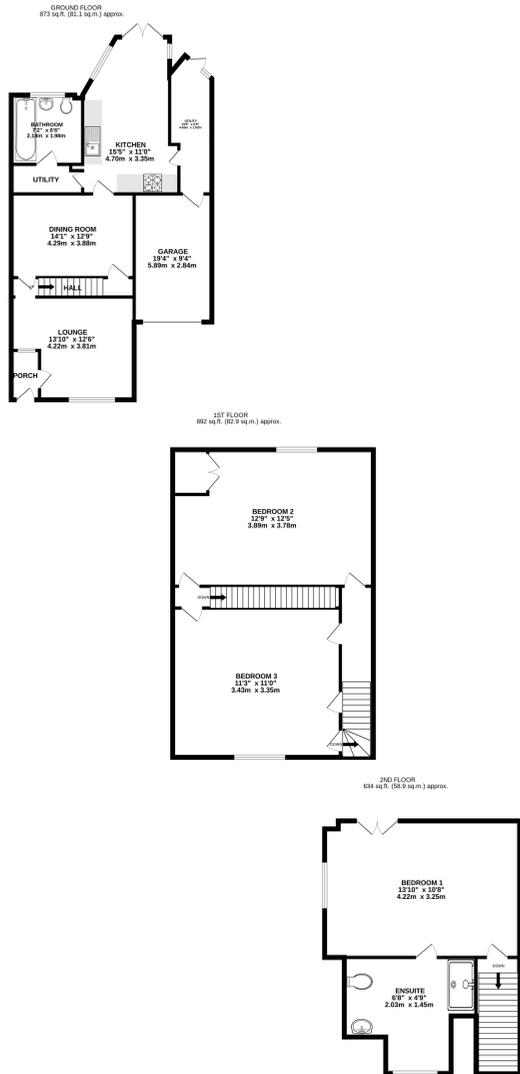
Garage

19' 4" x 9' 4" (5.89m x 2.84m)





FORGE LANE, UPCHURCH, SITTINGBOURNE, KENT, ME9 7AE



TOTAL FLOOR AREA: 2399 sq.ft. (222.9 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
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT NOTES

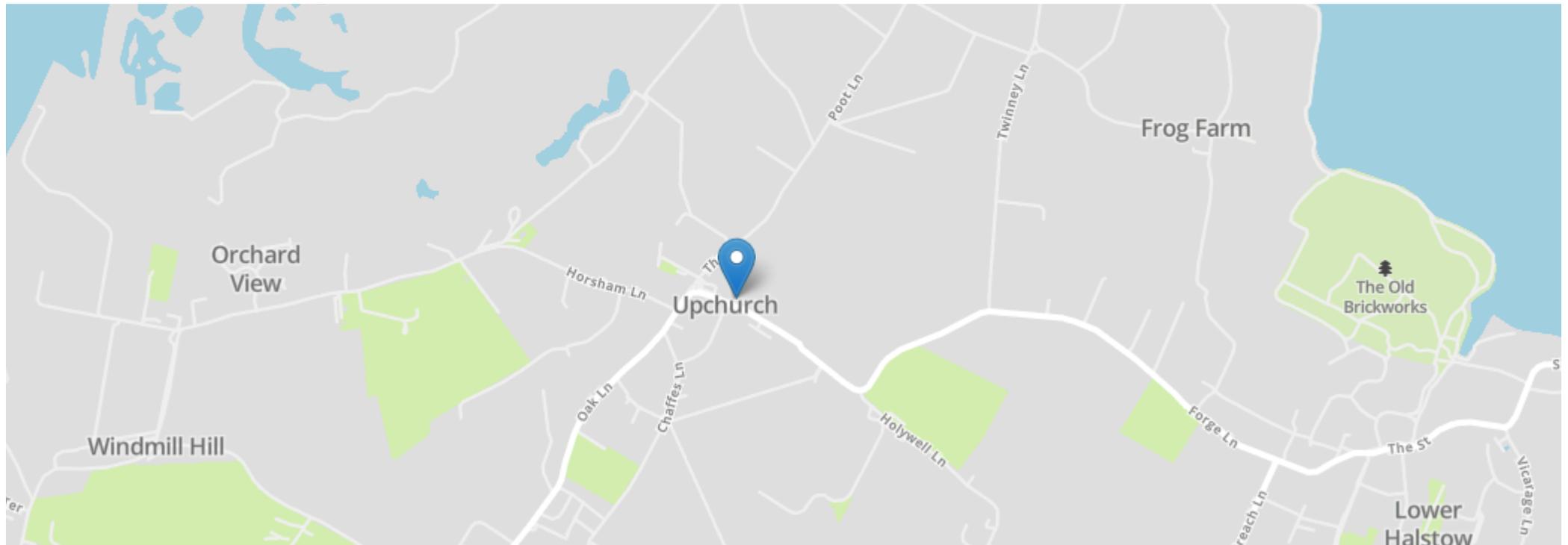
These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or 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

Swale

Band D

Tax Band Amount: £2319.29



SITUATION

Upchurch is a semi-rural village dating back many centuries with the church dating from around 1100. There is a variety of property styles as well as the village pub and convenience stores. There is a vibrant diverse community represented by the website upchurchmatters.co.uk which is well worth a visit. Located between Rainham and Medway with a railway service to London at Rainham and good links to the A2/M2 and onto the M25, Ebbsfleet & Ashford international and the channel tunnel.

DIRECTIONS

From the London Road/A2, head towards Orchard Street. Turn left onto Station Rd/B2004. At the roundabout, take the 2nd exit onto Lower Rainham Road. At the roundabout, take the 1st exit onto Otterham Quay Lane. Continue onto Horsham Lane. Turn left onto The Street. Slight right onto Forge Lane and the property will be on the left.



Greyfox Prestige Rainham

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