



AILS MEWS



Offers Over £390,000 Freehold

THE PROPERTY

Nestled in a sought-after cul-de-sac in close proximity for river walks to historic Rochester with its Castle, Cathedral and a plethora of places to eat and shop, also with excellent local schools and independent Kings School. This modern townhouse is beautifully presented throughout and would suit first time buyers and families.

The entrance lobby leads to the welcoming lounge whilst the kitchen/diner is a lovely space to entertain family and friends, especially as the French doors lead out to the landscaped garden. Also on the ground floor is a cloakroom with WC & wash hand basin.

On the first floor can be found two good-sized bedrooms and a family bathroom.

The top floor is a haven to retreat to with the principal bedroom being a great space with the added bonus of a dressing area/nursery. Natural light floods into the ensuite shower room.

The current vendors have created an amazing garden, well-stocked with shrubs, a lawn and wood-fired pizza oven. The timber summer cabin adds to the ideal space to relax. A driveway and garage completes the picture. View today!





Lounge

15' 1" x 11' 3" (4.60m x 3.43m)

WC

Kitchen/Diner

14' 6" x 13' 0" (4.42m x 3.96m)

Bedroom 2

12' 4" x 9' 4" (3.76m x 2.84m)

Bedroom 3

8' 2" x 6' 5" (2.49m x 1.96m)

Bathroom

8' 2" x 6' 5" (2.49m x 1.96m)

Bedroom 1

11' 6" x 10' 3" (3.51m x 3.12m)

Ensuite

6' 0" x 5' 9" (1.83m x 1.75m)

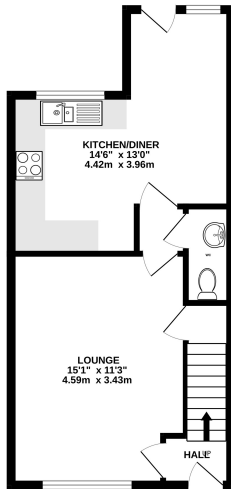
Dressing Area

8' 11" x 5' 9" (2.72m x 1.75m)

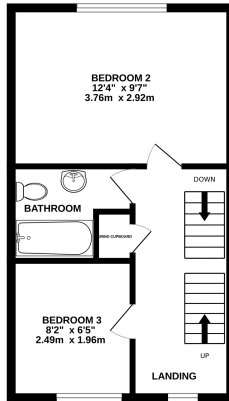


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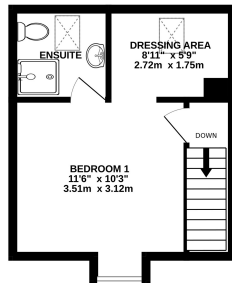
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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EFFICIENCY RATINGS

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		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

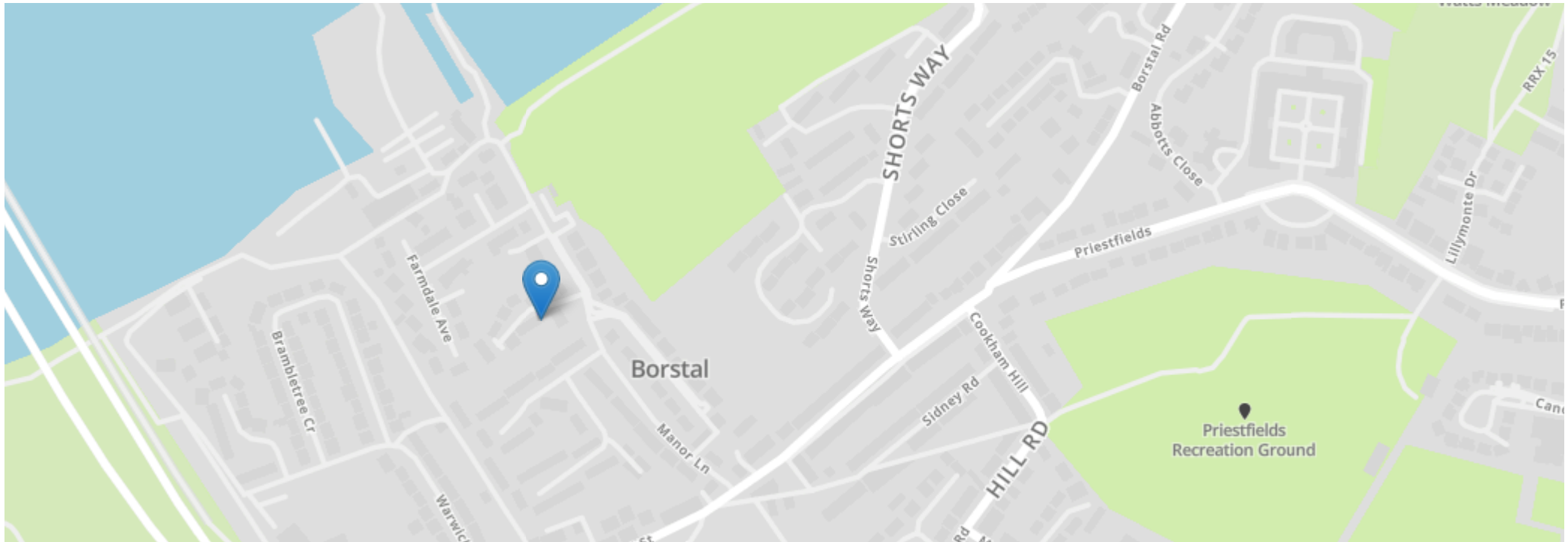
AGENT NOTES

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 D



SITUATION

The village of Borstal offers local shops and a primary school. It is within close proximity to Historic Rochester which offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, amongst more.

DIRECTIONS

From Bluebell Hill, head north on Maidstone Road towards Thorn Close. Turn left onto A229. At Lord Lees Roundabout, take the 3rd exit onto the Rochester Road/B2097 slip road. Use the left lane to take the slip road to Rochester Rd/B2097. At the roundabout, take the 1st exit onto Rochester Rd/B2097. Turn left onto Priestfields. Merge onto Borstal Road. Turn right onto Manor Lane. Turn left onto Ailsa Mews and the property will be on the left.

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