



HATHAWAY COURT, ESPLANADE



£450,000 Freehold

## THE PROPERTY

Being offered with no forward chain is this three double bedroom townhouse with versatile accommodation over a four storey layout. Tucked away in a cul-de-sac position with no through traffic it feels peaceful and calm on approaching. Step outside and you are moments away from Riverside walks, ideal for running, cycling or just for a stroll after a busy day.

On entering the ground floor, you will feel a sense of space in the entrance hall with stairs leading to the upper floors. On this level there is a WC, utility room and door leading to the tandem garage door with access to the outdoor paved courtyard.

To the upper floor you are welcomed to a good size lounge/diner which is a lovely space to relax and unwind with french doors leading out to the balcony with great views over Backfields park. The kitchen offers modern fitted wall and base cupboards, granite worktops with inset sink unit. It also offers a host of integrated appliances to include Belling double oven, AEG induction hob and dishwasher.

The second floor offers two double bedrooms, the second offering views overlooking Backfields park, a good size family bathroom and underfloor heating.

On the third floor, the premium bedroom is a great size and offers double aspect windows with a view, fitted double wardrobes and a door to the ensuite shower room.

Externally to the front there are flower and shrub borders with brick block driveway to the front leading to the tandem double garage which is offered with power and light. This is an ideal space to divide to create a hobby area or workshop if desired. The rear garden is offered with low maintenance with enclosed paved courtyard.

This property would ideally suit a family as there is an excellent selection of schools, both private and state, within comfortable walking distance. This includes St Andrews Primary School, The Kings School, Rochester Grammar and the Mathematical School. Also there is the convenience of the mainline station providing services to London Cannon Street, London Victoria and the high speed link to Ebbsfleet International as well as superb road connections via the A2/M2/M20 and M25 providing access to London and the Coast.



**Utility Room**

6' 1" x 5' 0" (1.85m x 1.52m)

**WC****Lounge/Diner**

24' 10" x 11' 6" (7.57m x 3.51m)

**Kitchen**

9' 1" x 8' 7" (2.77m x 2.62m)

**Bedroom 2**

12' 6" x 9' 6" (3.81m x 2.90m)

**Bedroom 3**

12' 6" x 9' 1" (3.81m x 2.77m)

**Bathroom****Premium Bedroom**

18' 5" x 12' 0" (5.61m x 3.66m)

**Ensuite****Garage**

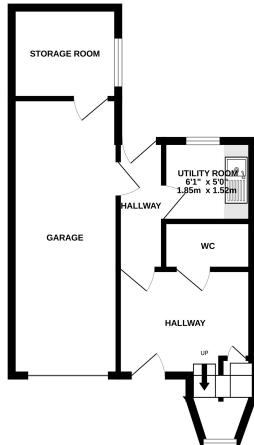


HATHAWAY COURT, ESPLANADE, ROCHESTER, KENT, ME1 1QY

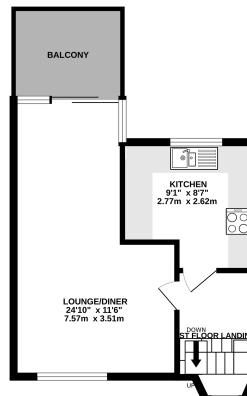


GREYFOX®  
PRESTIGE

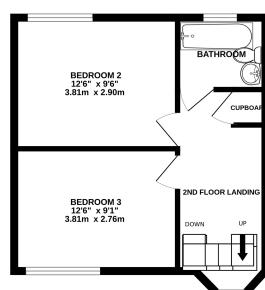
GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



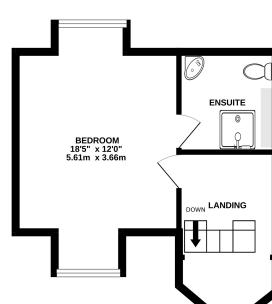
1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



3RD FLOOR  
320 sq.ft. (29.8 sq.m.) approx.

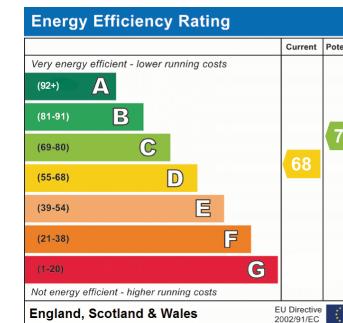


TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.

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

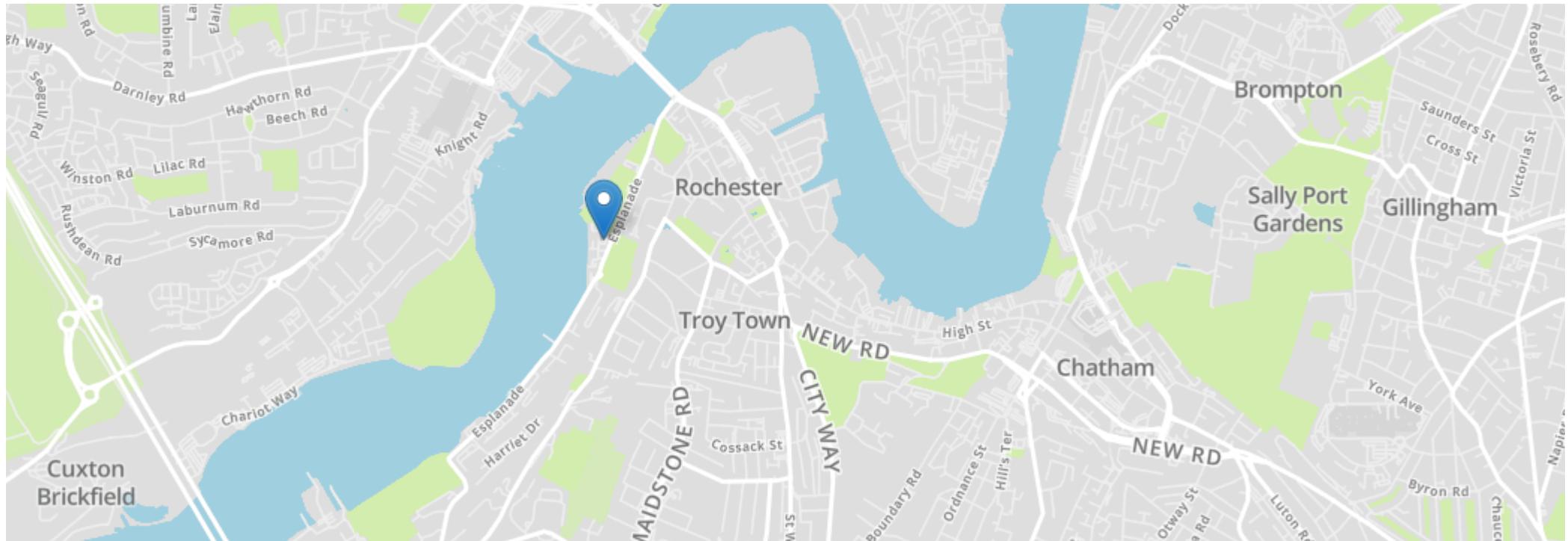


### AGENT NOTES

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 E



## SITUATION

Historic Rochester 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, along with further secondary and Primary schools near by.

## DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Continue onto Fostington Way. At the roundabout, take the 2nd exit onto Walderslade Woods/A2045. At the roundabout, take the 2nd exit onto Rochester Rd/B2097. Turn left onto Priestfields, Merge onto Borstal Road. Turn right onto Shorts Way. Continue onto Esplanade. At the roundabout, take the 1st exit and stay on Esplanade. Turn left onto Hathaway Court. Turn right to stay on Hathaway Court and again and the property will be on the right.



## Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR

Sales: 01634 757027 | Lettings: 01634 865595 | Email: [walderslade@greyfox.co.uk](mailto:walderslade@greyfox.co.uk)

[greyfox.co.uk/greyfox-prestige](http://greyfox.co.uk/greyfox-prestige)