



**Seaton Road**

Gillingham | ME7 4BH



**REAL ESTATE**

ESTATE AGENCY · REDEFINED



# Seaton Road , Gillingham, ME7 4BH

Welcome to Seaton Road! This spacious three-bedroom family home is now available for sale with no onward chain, and is situated in the sought-after residential area of Gillingham. Although it does require some updating, this home offers an exciting opportunity for you to renovate and add your own style.

Upon entering, you're greeted by a welcoming lounge featuring a bay front window, along with a separate dining area with storage cupboard and French doors leading to the rear garden, perfect for entertaining guests. The ground floor is further enhanced by an extended kitchen, offering ample storage room and worktop space. Ascending to the first floor, you'll discover three well-sized bedrooms, and the family bathroom. Externally, the property boasts a great-sized garden to the rear with paved patio area and grass lawn.

Positioned close by to Gillingham town centre, you will benefit from easy access to an array of local amenities, including popular local schools such as The Robert Napier School, Chatham Grammar, Byron Primary School, and Academy of Woodlands. As well as excellent transport links by train, car, and bus for easy access to surrounding towns, as well as the A2/M2 for quick connections to London and the Kent coast.

Don't miss out on the opportunity to transform this property into your dream home. Contact us now to arrange your viewing and unlock the potential that Seaton Road has to offer.

£280,000





## Entrance Hall

## Lounge

13'1 x 12'11 (3.99m x 3.94m)

## Dining Room

12'11 x 10'10 (3.94m x 3.30m)

## Kitchen

19'4 x 7'9 (5.89m x 2.36m)

## Bedroom

13'0 x 12'1 (3.96m x 3.68m)

## Bedroom

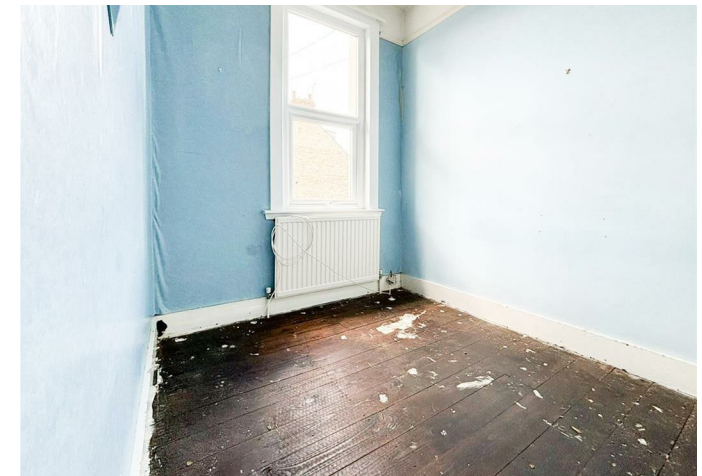
12'11 x 12'1 (3.94m x 3.68m)

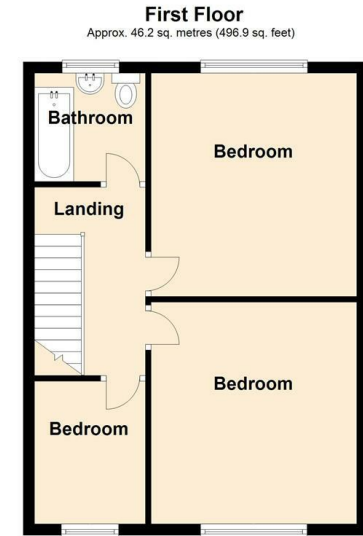
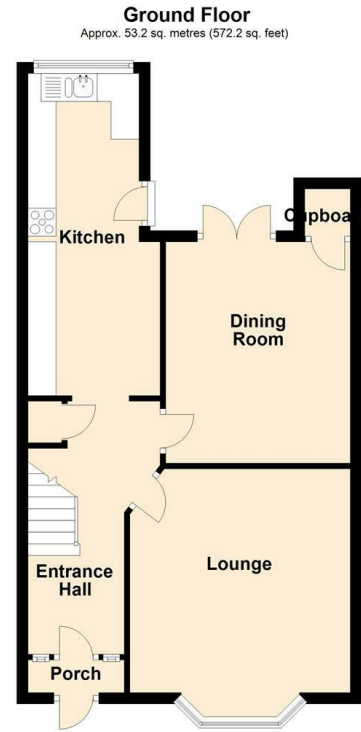
## Bedroom

8'4 x 6'8 (2.54m x 2.03m)

## Family Bathroom

6'7 x 6'4 (2.01m x 1.93m)





Total area: approx. 99.3 sq. metres (1069.1 sq. feet)



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Kent  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.