



*The Crown and Thistle*

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**The Terrace**

Gravesend | Kent | DA12 2BJ





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# The Terrace

Gravesend, Kent, DA12 2BJ

Freehold Investment Opportunity. Formerly the Crown and Thistle Public House this historic building offers excellent development potential. Offered with benefit of no chain.

Benefitting from:

- 45' Ground Floor Reception
- 2 Cellar Rooms
- Split level Flat
- Approx. 40' Garden
- No Chain Involved
- Investment Opportunity





## Accommodation

**Entrance:** Entrance door. Staircase to first floor.

### Ground Floor:-

**Entrance door:** 13.72m x 4.14m (45' x 13'7")  
Window to front. Former bar area. Two windows to side.

**Cellar Room 1:** 5.5m x 3.35m (18'1" x 11')  
Supplied with power and light.

**Cellar Room 2:** 4.14m x 2.44m (13'7" x 8')  
Supplied with power and light.

**Rear Lobby:** 3.56m x 1.17m (11'8" x 3'10")  
Two toilets of lobby area. Door to garden.

**First Floor Landing:** Access to reception room.  
Staircase to second floor.

**Reception Room:** 3.58 (11'9")m x 116 + 2.97 (9'9")m x 2.7 (8'10")m Window to front. Two double radiators.

**Kitchen:** 4.37m x 2.5m (14'4" x 8'2") Window to rear. Fitted wall and base units with roll top work surface over. Built-in oven and hob. 1 1/2 bowl sink and drainer unit with mixer tap.

**Rear Lobby:** 2.64m x 1.55m (8'8" x 5'1") Door to rear terrace. Radiator.

### Second Floor Landing: Doors to:-

**Bedroom:** 3.63m x 4.52m (11'11" x 14'10")  
Sash window to front with views of River Thames. Laminate wood flooring. Radiator. Fitted wardrobes. Shower cubicle in corner. Wash hand basin.







**Bathroom:** 2.97m x 2.7m (9'9" x 8'10") Double glazed window to rear. Coved ceiling.

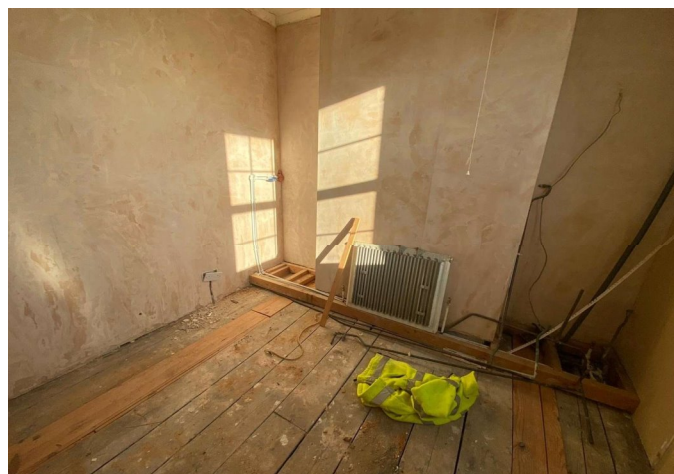
**2nd Floor W.C.**

## Exterior

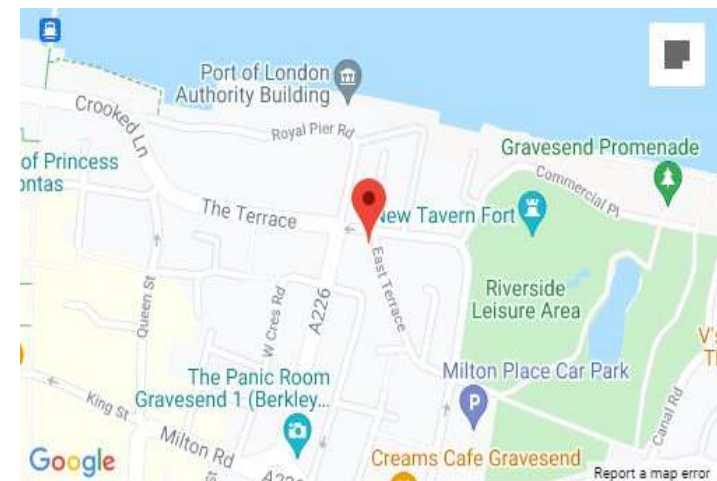
Rear Garden: Approx. 40ft

Terrace Area: 8'8 x 5'1

EPC Rating – E



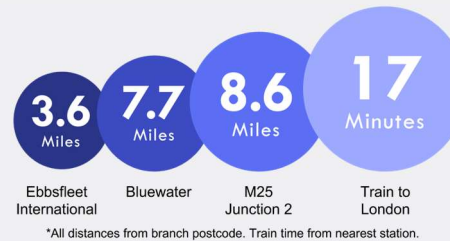




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## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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Total area: approx. 2240.5 sq. feet

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