



# Sun Marsh Way

Gravesend | Kent | DA12 2FE



# Sun Marsh Way

Gravesend, Kent, DA12 2FE

Offers in excess of £375,000.  
Freehold

This beautifully presented three-bedroom mid terrace residence is situated on a sought-after modern development and offers off street parking for two cars to the front. Early viewing is advised,

## Benefitting from:

- Immaculately Presented Throughout
- NHBC Warranty Remaining
- Ground Floor Cloakroom
- En-suite to Master Bedroom
- Integral Appliances
- Parking for 2 cars
- Gas Central Heating
- Double Glazing
- Council Tax: D
- EPC Rating: B



## Accommodation

**Entrance Hall:** 5.2m x 1.07m (17'1" x 3'6")

Entrance door. Built-in cupboard. Stairs to first floor. Laminate flooring. Doors to: -

**GF Cloakroom:** 1.75m x 0.91m (5'9" x 3') Double glazed frosted window to front. Low level w.c. Wash hand basin. Tiled flooring. Heated towel rail. Fitted mirror.

**Lounge:** 4.95m x 4.06m (16'3" x 13'4") Double glazed French door12s to rear. Radiator. Laminate flooring. Built-in cupboard.

**Kitchen/Diner:** 5.6m x 2.72m (18'4" x 8'11") Double glazed bay window to front with shutters to remain. Modern fitted wall and base units with work surface over. 1 1/2 bowl sink and drainer unit with mixer tap. Built-in oven and four ring hob with extractor hood over. Tiled splash backs. Integrated washing machine, dishwasher and fridge freezer. Spotighting. Radiator. Laminate flooring.

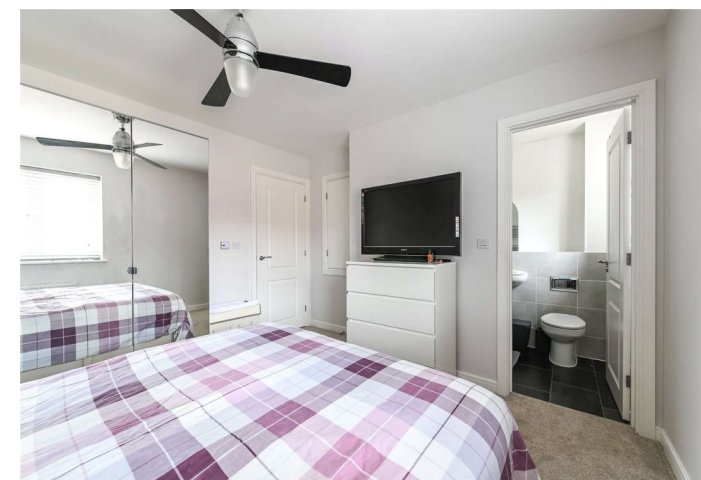
**First Floor Landing:** Carpet. Radiator. Access to loft. Built-in airing cupboard. Doors to: -

**Bedroom 1:** 12'1" x 11'4" Double glazed window to front. Radiator. Carpet. Built-in cupboard. Access to: -

**En-Suite:** 2.34m x 1.55m (7'8" x 5'1") Double glazed frosted window to front. Suite comprising shower cubicle with tiled splash back. Wash hand basin. Low level w.c. Heated towel rail. Spotlights. Tiled walls.

**Bedroom 2:** 3.38m x 2.64m (11'1" x 8'8") Double glazed window to rear. Radiator. Carpet.

**Bedroom 3:** 3.66m x 2.24m (12' x 7'4") Double glazed window to rear. Carpet. Vinyl flooring.





**Bathroom:** White suite comprising panelled bath with mixer tap and shower attachment over. Wall mounted wash hand basin. Low level w.c. Tiled flooring. Half tiled walls. Heated towel rail.

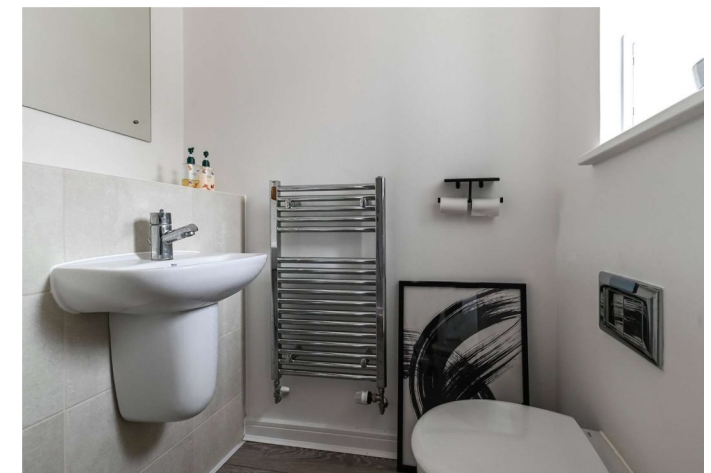
## Exterior

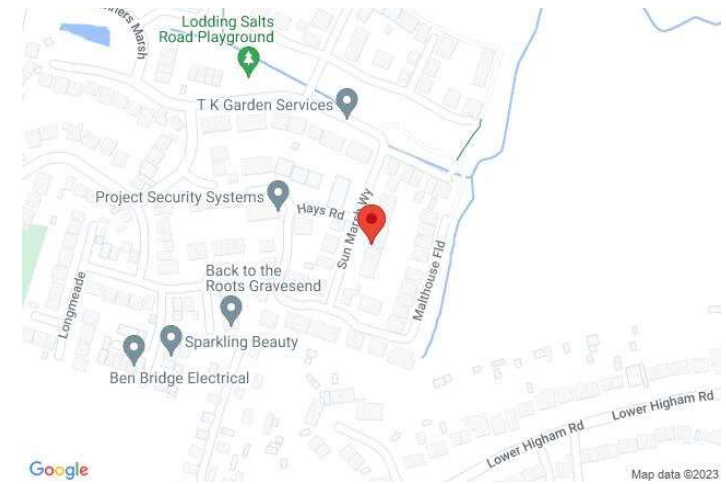
Rear Garden: Paved patio area. Astro turf. Shed to remain. Rear pedestrian access. Fenced to side and rear.

Parking: Two allocated parking spaces.

## Additional Information

Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls. The choice of primary schools is extensive and further education is provided in the shape of Northwest Kent College, The University of Greenwich and Mid. Kent College. The property is also only a short distance to the Train Station where you can get fast trains to London that only takes 23 minutes for commuters.





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Andy Plaistowe - Branch Partner

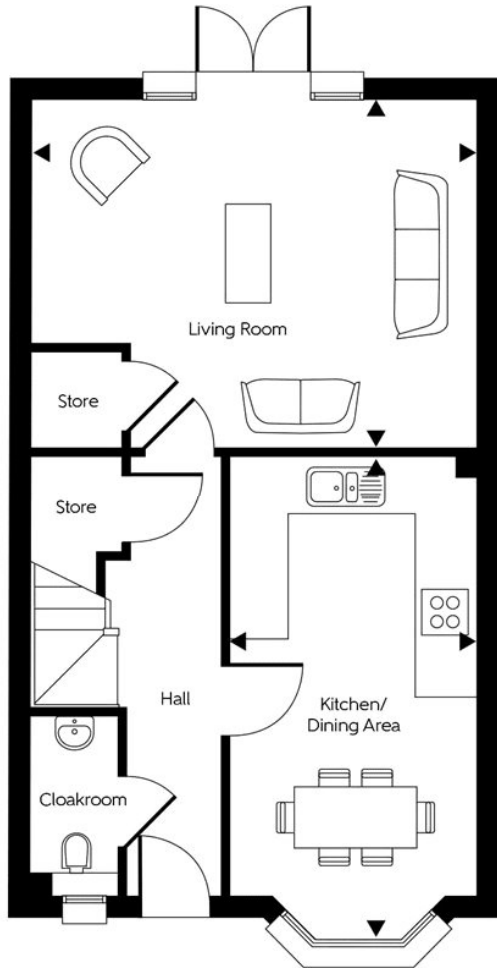
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Boiler store to plots  
15, 18, 19, 41, 42 & 74

Hot water storage to plots  
15, 18, 19, 41, 42 & 74

