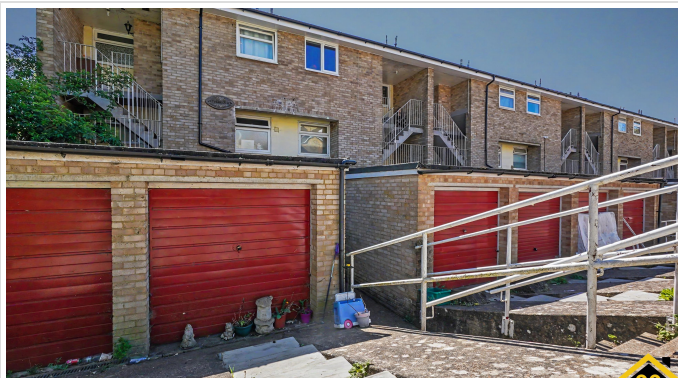


3 Bed Maisonette In Roseholme , Maidstone, ME16 8DZ

£239,999





## SHORT DESCRIPTION

Property Ref: 16898 Spacious Three-Bedroom Two-Level Maisonette with Garage, Garden & Outdoor Space A well-proportioned three-bedroom, multi-level home offering approximately 868 sq. ft. (80.6 sq. m.) of internal living space, complemented by a separate garage, private outdoor areas, and practical storage throughout. The property is ideal for families, professionals, or buyers seeking flexible accommodation in a well-connected location.

**Ground Floor – Bright Living & Flexible Space** The ground floor extends to approximately 517 sq. ft. (48.1 sq. m.) and offers a practical and versatile layout. A welcoming entrance hall provides access to all principal rooms and the staircase to the upper level. The lounge, positioned to the rear of the property, measures 12'0" x 9'11" (3.65m x 3.03m) and offers a comfortable living space with a natural flow into the kitchen area. To the front, the kitchen is open-plan to the lounge, measuring 10'6" x 9'11" (3.19m x 3.03m), creating a sociable layout that works well for both everyday living and entertaining. Also located on this floor is Bedroom 3, measuring 12'8" x 7'9" (3.86m x 2.36m). This is a generous and flexible room, ideal as a bedroom, home office, guest room, or additional reception space. It also benefits from an under-stairs storage cupboard, adding useful practicality.

**First Floor – Main Bedrooms & Bathrooms** The first floor provides approximately 351 sq. ft. (32.6 sq. m.) of well-arranged accommodation. A central landing area connects all rooms, creating a sense of separation and privacy from the ground floor living space. The principal bedroom is a well-proportioned double room measuring 13'3" x 10'0" (4.04m x 3.04m), offering a comfortable and peaceful retreat. It benefits from a private ensuite shower room measuring 10'0" x 5'5" (3.04m x 1.65m), fitted with a shower, WC, and wash basin. The second bedroom measures 9'11" x 8'0" (3.02m x 2.45m) and includes a built-in storage cupboard, making it ideal as a child's room, guest bedroom, or study. A separate family bathroom completes the first floor, measuring 8'0" x 6'11" (2.45m x 2.10m) and fitted with a bath, WC, and wash basin.

**Outdoor Space & Garden** Externally, the property benefits from a private outdoor area designed for both relaxation and practicality. There is a pleasant garden area with a flower bed and barbecue, adding colour and charm to the outdoor space and providing the perfect setting for summer dining and entertaining. In addition, there is a useful communal outdoor space for drying laundry, offering everyday convenience without compromising indoor living areas.

**Garage & External Storage** The property includes a separate detached garage, measuring 15'3" x 8'7" (4.64m x 2.62m), complete with an additional internal storage nook. This provides excellent space for parking, storage, or workshop use.

**Summary** This is a versatile and well-balanced home, offering generous internal accommodation across two floors, combined with valuable external features including a garage, garden space, flower beds, BBQ, and practical outdoor utility space. The property is perfectly habitable and ready to move into, while offering excellent potential for modernisation and cosmetic improvement, allowing buyers to add their own style and value. Ideal for buyers seeking a home that combines comfort, functionality, and outdoor living potential, as well as great financial investment.

Property Type: Maisonette Full selling price: £239999.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 900 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £540.00 Council tax band: B EPC rating: D Measurement: 516.668 sq.ft. Outside Space: Rear Garden, Patio Parking: Garage, Driveway, On street Heating Type: Double Glazing, Electric Heating, Night Storage Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

2

Bath Room(s)

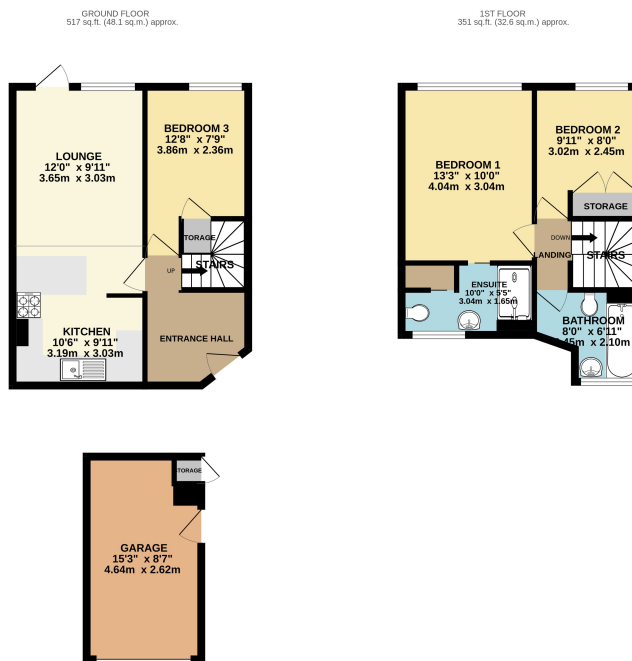
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

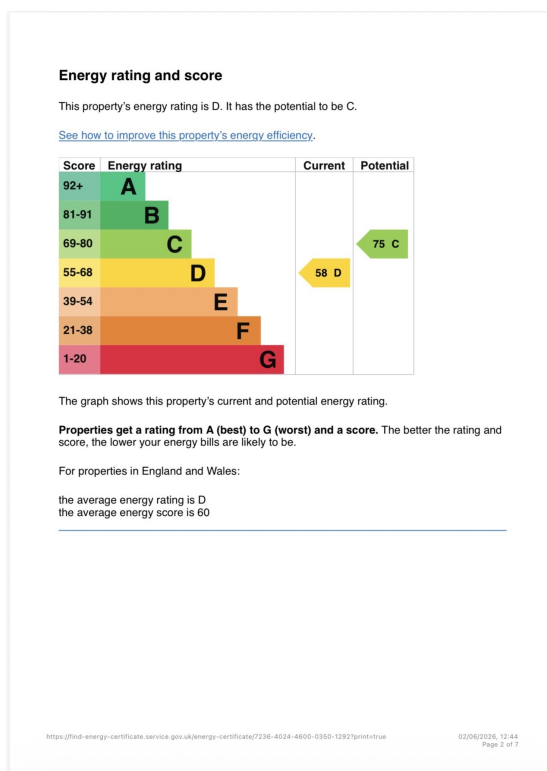


TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. This plan is for general reference only and should be used in conjunction with prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency or life span.  
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## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
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