



Arundel, The Heath, Appledore, TN26 2AX

Guide Price £290,000 - £320,000



GUIDE PRICE £290,000 - £300,000. Deceptive and recently renovated throughout two-bedroom semi-detached home offering a stylish open plan kitchen/living area, enclosed rear courtyard and allocated off road parking, located in the popular village of Appledore.

The useful front porch offers an internal doorway leading into the stylish open plan living area with stairs to first floor and window overlooking the front garden. The modern kitchen area offers a range of striking navy wall and base units with an array of integrated appliances including dual ovens, induction hob with extractor above, dishwasher and two undercounter fridges, with a generous peninsular providing a breakfast bar.

The first floor offers two double bedrooms both with built in storage and a modern shower room with suite including a walk-in shower cubicle, sink with vanity unit beneath and WC with concealed cistern. Externally the gated and fenced front garden offers a selection of ornamental plants with pathway leading to the front porch whilst the secluded rear paved courtyard offers two timber sheds and gate out to the private residents parking and allocated spaces.

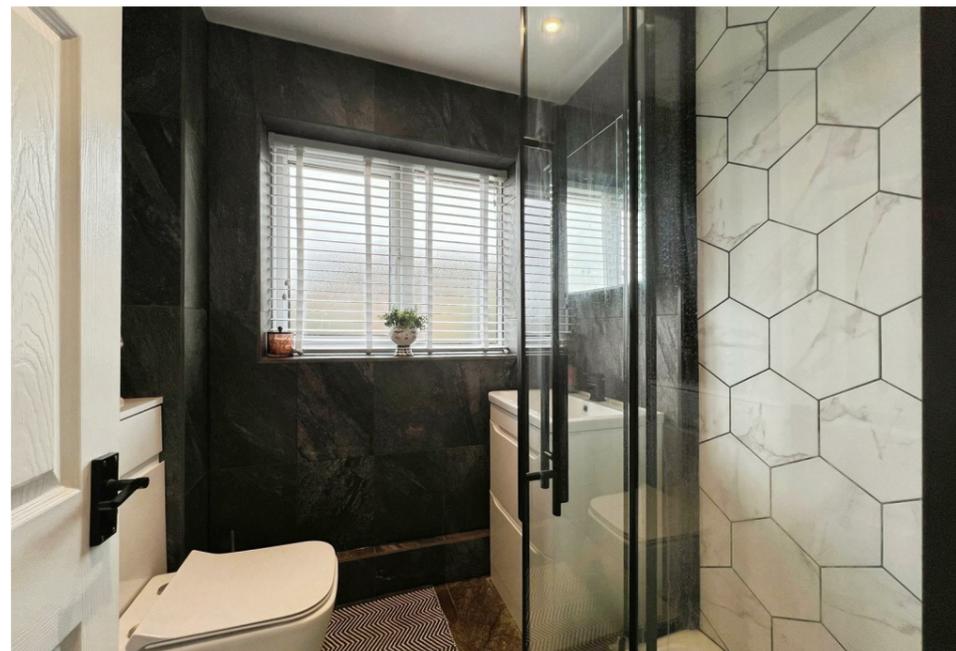
The sought-after village of Appledore offers a variety of village amenities, including railway station, public house, general store, recreational park with tennis courts and an active village hall offering weekly social activities.

Appledore is situated within easy access to the picturesque tree-lined High Street of Tenterden, offering comprehensive shopping including Waitrose and Tesco supermarkets, many pubs and restaurants, and a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school. Daily school bus services are available from the village to Ashford Grammar schools and Homewood School in Tenterden, as well as a service to Wittersham primary school.

A footpath across nearby fields offers a lovely walk to the award winning Gusbourne Vineyards with further scenic walking routes available along the military canal. The nearby Appledore Mainline station offers free parking and services into Ashford International as well as coastbound with links into London achievable in 45minutes.

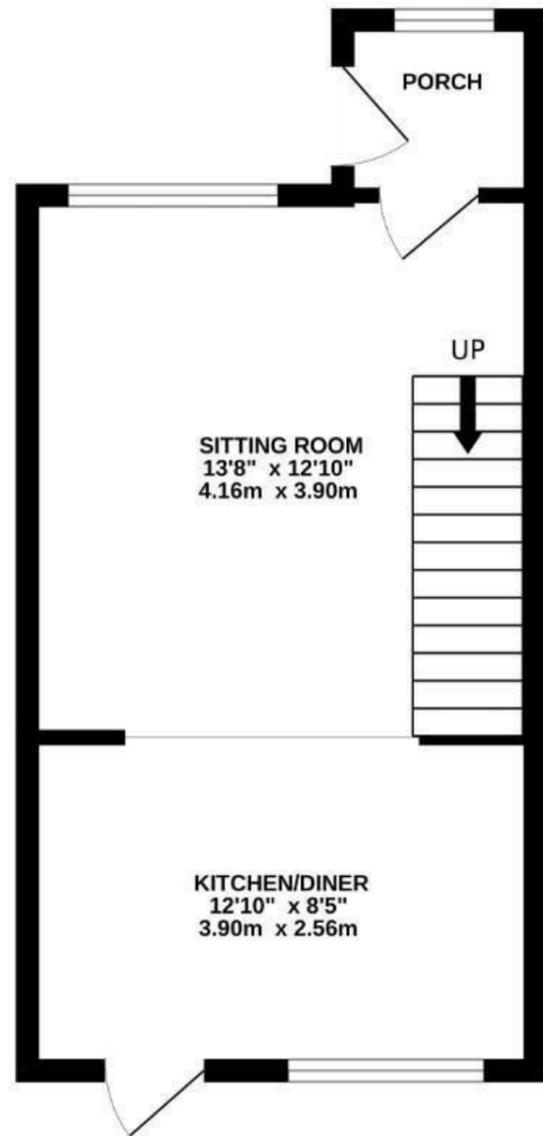
The ancient town of Rye is a short train journey or drive and provides several amenities including an independent supermarket, boutique cinema, butchers, greengrocers, doctors' surgery, a plethora of pubs and restaurants, a primary and secondary school, sports centre and station. The busy town of Ashford is a short drive away, offering further amenities such as links to the M20 motorway and the international station with high-speed service to London St Pancras in 37 minutes.

Tenure - Freehold
Council Tax Band - C
EPC Rating - D
Services - Mains Water and Drainage
Heating - Underfloor Heating and Room Heaters
Broadband- 320 Mbps
Mobile Phone Coverage - Poor, boosted by broadband
Flood Risk - Very Low

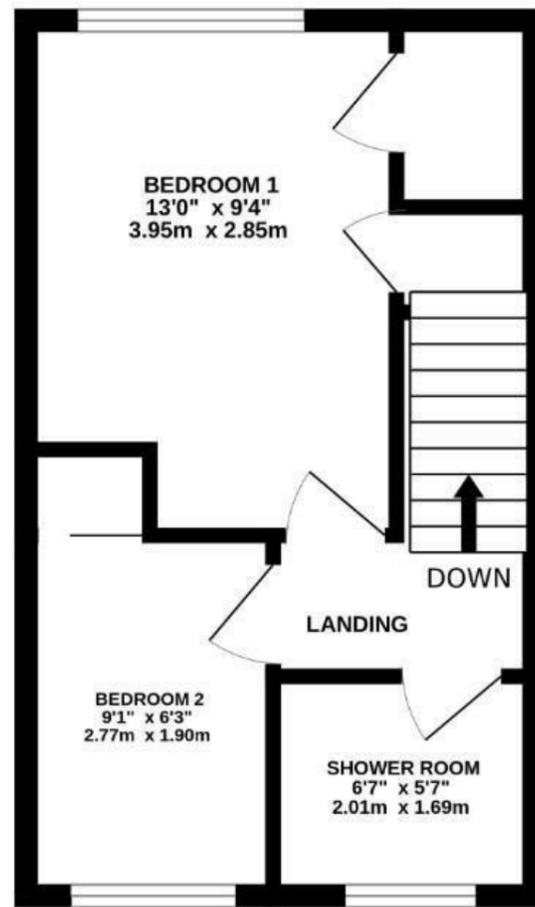




GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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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Tenure: Freehold
Council Tax Band: C

- TWO BEDROOM SEMI DETACHED HOME
- RECENTLY RENOVATED THROUGHOUT
- STYLISH OPEN PLAN KITCHEN/LIVING AREA
- ALLOCATED RESIDENTS PARKING FOR TWO VEHICLES
- ENCLOSED REAR COURTYARD
- SOUGHT AFTER VILLAGE
- IDEAL FIRST TIME PURCHASE OR INVESTMENT BUY
- EPC RATING D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	88
England & Wales	EU Directive 2002/91/EC	

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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