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Sallen, Bekesbourne Hill, Bekesbourne, Canterbury, Kent, CT4 5ED

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**Sallen, Bekesbourne Hill, Bekesbourne,
Canterbury, Kent, CT4 5ED**

Guide Price £395,000 Freehold

**Rarely Available Three Bedroom Semi-Detached Bungalow in
Bekesbourne**

Tucked away in a peaceful and sought-after position within the charming village of Bekesbourne, this well-presented three-bedroom semi-detached bungalow offers versatile accommodation and a lovely established garden, all within walking distance of the railway station.

- Three Bedroom Semi-Detached Bungalow
- Recently Fitted Kitchen
- Double Glazed Windows
- Open Fireplace in the Sitting Room
- Useful Utility Area & Flexible Layout
- Off-Road Parking
- Rear Garden
- Quiet, Tucked-Away Location
- Walking Distance to Bekesbourne Railway Station

The front door leads into a welcoming entrance hall, which leads to the bright and comfortable sitting room.

A large picture window gives delightful views over the pretty rear garden, and an open fireplace adds character and warmth.



The kitchen, located at the front of the property, has been tastefully fitted with cream wall and base units. There's also ample space for a breakfast table and the well laid out kitchen comes equipped with a range of integrated appliances including dishwasher, fridge, oven, electric hob and a wine fridge.

Bedroom 1 is to the front of the bungalow and bedrooms two and three are to the rear and overlook the pretty back garden.

To the side of the property is a practical utility area, housing the oil-fired boiler and space for both a washing machine and tumble dryer. This area leads into the former garage, which offers excellent potential for a variety of uses and has had many different uses for the current owner over the years.

The bathroom has a white suite including a bath with shower over, wash hand basin, and WC.

Outside, Sallen is accessed via a shared private road just off Bekesbourne Hill, adjacent to Unicorn Cottages. It is the first bungalow on the left hand side and is set behind its front garden with off-road parking available on the driveway.

The rear garden is mainly laid to lawn and is planted with a variety of established trees and shrubs.

Located in the picturesque village of Bekesbourne, the village benefits from a mainline railway station with direct services to Canterbury and London. The area is ideal for walking and cycling, with miles of scenic routes to explore. The nearby larger villages of Bridge and Littlebourne offer excellent local amenities such as Doctor's surgeries, a post office and general store. Both Littlebourne & Bridge have well regarded primary schools both currently rated 'Good' by OFSTED.

The historic city of Canterbury is just a short drive away, offering a wide range of shops, restaurants, leisure facilities and highly regarded secondary schools in both the state and private sectors for all ages and abilities. High-Speed rail services from Canterbury West station provide a direct link to London St. Pancras in under an hour. The A2 is under a mile away providing excellent road links to Dover & London.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains electricity, water & drainage. Oil central heating.

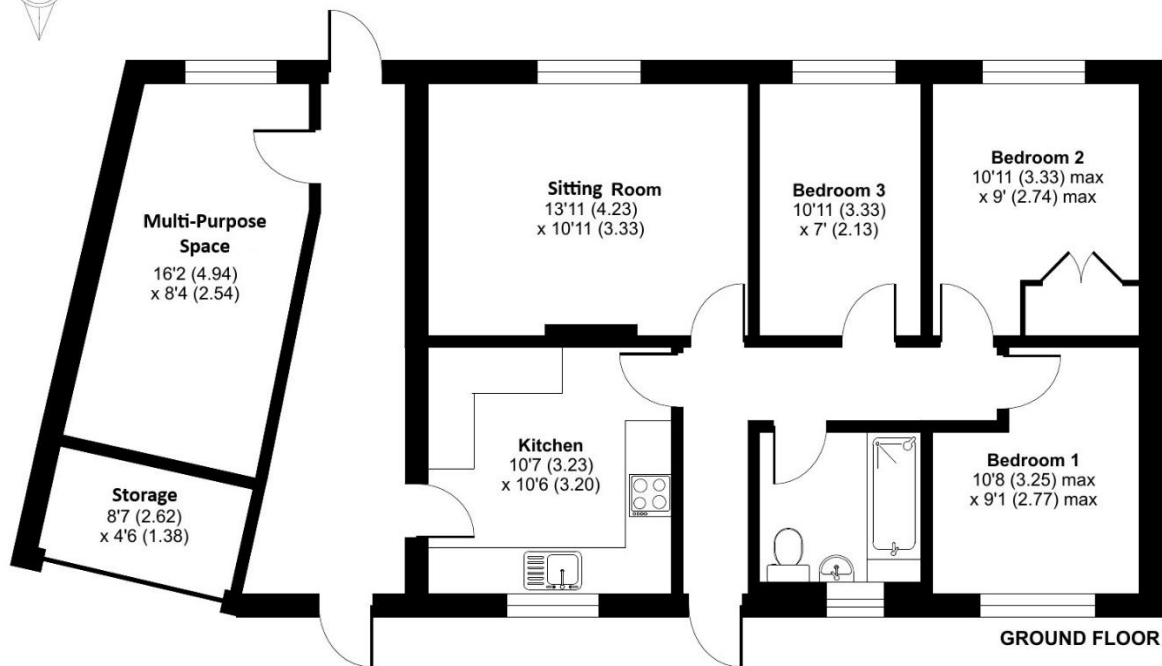
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 5/9/25





Approximate Area = 682 sq ft / 63.3 sq m
Garage = 297 sq ft / 27.5 sq m
Total = 979 sq ft / 90.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Finns. REF: 1340222

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England & Wales		41	73
EU Directive 2002/91/EC			

WWW.EPC4U.COM



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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