



**Price**  
**£320,000**

**Freehold**

3x  1x  1x 

**Sackville Close,  
Hothfield, Kent, TN26**

**OVER 60?**

Secure this property  
for up to **59% less!**

**Wards**  
Helping you move forwards





## Main features

- Situated in the charming village of Hothfield
- Recently modernised throughout
- Beautiful rear wrap around garden
- Ideal property for the growing family
- Functional garden room great for entertaining

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 12'0 x 10'7 (3.66m x 3.23m)  
 Kitchen/Diner: 23'0 (7.02m) x 18'0 (5.49m) narrowing to 8'0 (2.44m)  
 Conservatory: 12'4 x 10'7 (3.76m x 3.23m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 1: 12'9 x 10'0 (3.89m x 3.05m)  
 Bedroom 2: 10'9 x 8'9 (3.28m x 2.67m)  
 Bedroom 3: 9'3 x 8'6 (2.82m x 2.59m)  
 Bathroom

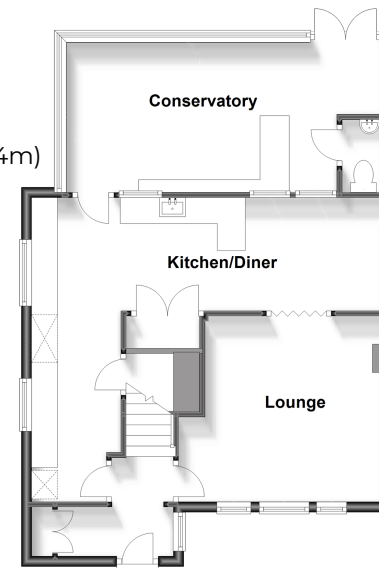
### SECOND FLOOR

Loft Area: 13'9 x 10'0 (4.19m x 3.05m)

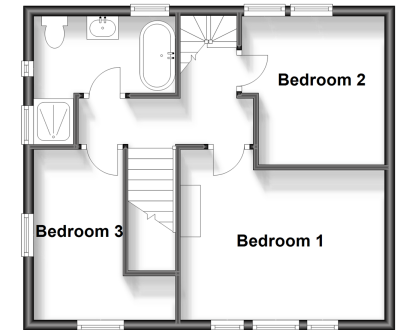
### OUTSIDE

Front & Rear Gardens  
 Office/Workshop

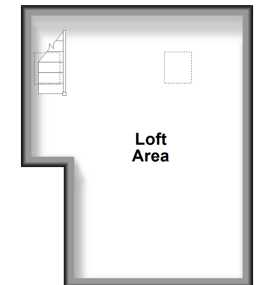
**Ground Floor**  
 Approx. 61.0 sq. metres (656.3 sq. feet)



**First Floor**  
 Approx. 39.6 sq. metres (426.8 sq. feet)



**Second Floor**  
 Approx. 18.8 sq. metres (202.0 sq. feet)



**Call Ashford - 01233 639531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale