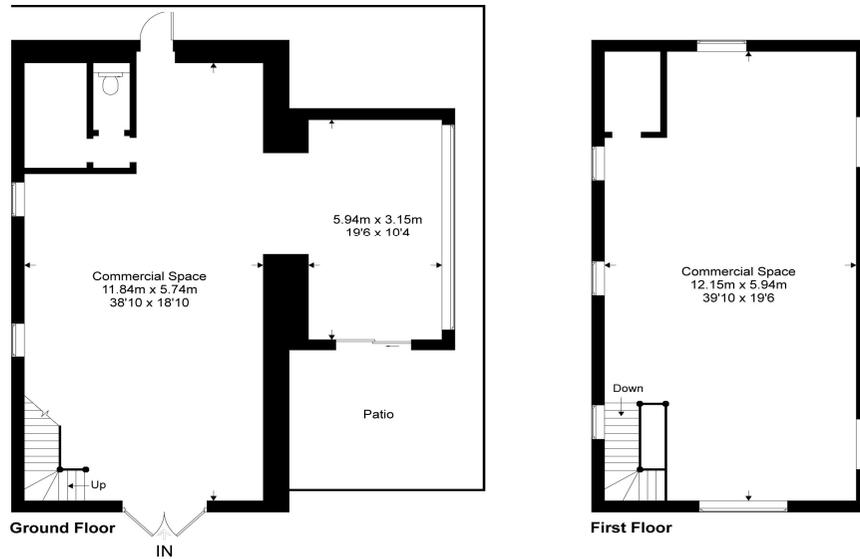


PHILLIPS & STUBBS



coastal +
COUNTRY

The Street, Appledore
Approximate Gross Internal Area = 164.1 sq m / 1767 sq



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphotos Ltd. 2021 - Produced for Phillips and Stubbs

Set within Appledore, a small picturesque village with a long history. Once a coastal town and port with river access inland, nowadays, this is a pretty, well-kept village, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street. Much of the village activity still centres around the lovely old Church of St. Peter and St. Paul. Daily amenities including a village shop and Post Office, public house, tea shop and village hall as well as a branch line rail service to Ashford where it connects with a high speed service to London St Pancras in 37 minutes and Eurostar service to the Continent.

Commercial Building: A refurbished former mill building of about 1500 sqft unit over 2 floors with exposed roof joists and purlins, courtyard and planning consent for B1a office accommodation and/or heritage centre.

Ashford Borough Council Planning references: I/00232/AS and I8/00381/AS.

Price guide: £495,000 freehold

I The Street, Appledore, Kent TN26 2BU



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice: Phillips & Stubbs, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, 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 regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk