

fa

FLORENCE
avenue



BRAND NEW TOWNHOUSES

Exclusive New Development • Reserve & View Now!



*a stunning new development of just four
4 bedroom semi-detached townhouses*



miles&barr

LAND AND NEW HOMES



Florence Avenue is an exclusive new development just off London Road, of just four, four bedroom semi-detached townhouses laid out over three floors, within walking distance of Sittingbourne mainline station.

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On the ground floor you'll find an open plan kitchen/diner lounge with fold doors opening out onto a garden. On the first floor sits the master bedroom with ensuite and laundry cupboard, next door sits the second bedroom. On the second floor sits two further bedrooms and a family bathroom.

These fantastic new homes have been built by a reputable local builder and to a high quality finish.

Each home additionally comes with integrated kitchen appliances, two off street parking spaces and a ten year warranty via Advantage.

Completion of the site is due May 2023.

*Please note, some of the images used are computer generated and photos of various units.

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For further information please contact: landandnewhomes@milesandbarr.co.uk | 01304 273 340



The thriving town of Sittingbourne is located in the Swale area of North Kent. Boasting many cafes and restaurants and even a weekly Friday market.

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Nearby Newnham Village

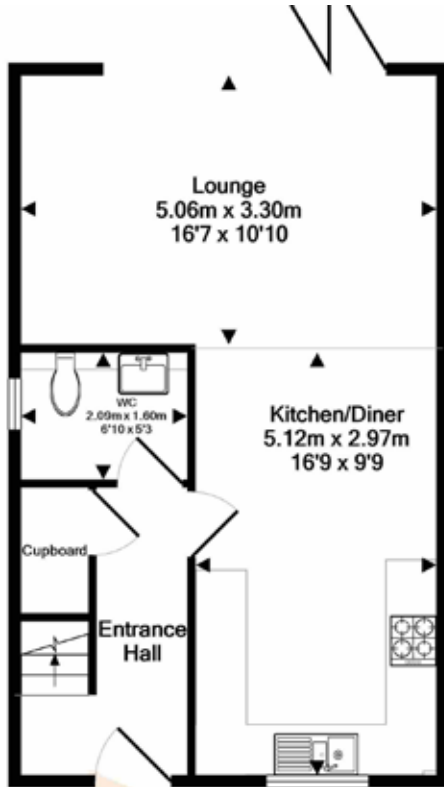
In nearby Sheerness, market day comes twice a week - Tuesdays and Saturdays are the days for bargain hunting there. Sittingbourne is also home to the Sittingbourne and Kemsley Light Railway, which puffs back into the town's paper-milling past.

The 52-hectare Milton Creek Country Park has play spaces and trails among its meadows and wetlands, while the marshes and mudflats of the Oare Marshes Nature Reserve in Faversham give host to migrating, overwintering and breeding birds.

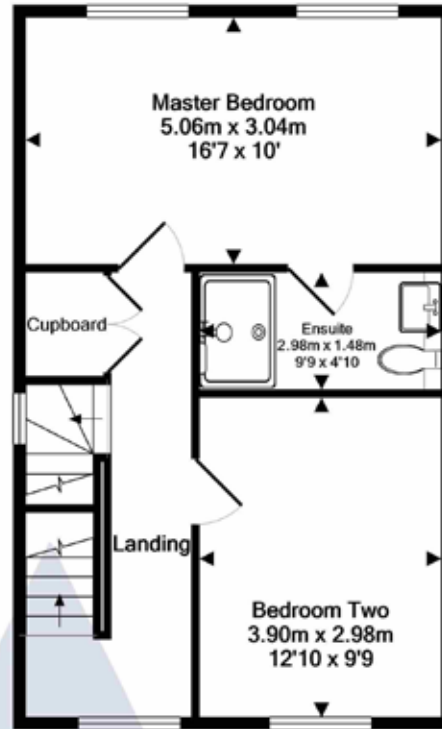
The town offers an excellent range of schools and also fantastic access to London via the M2 and train station.

FLOORPLANS

PLOTS ONE & THREE



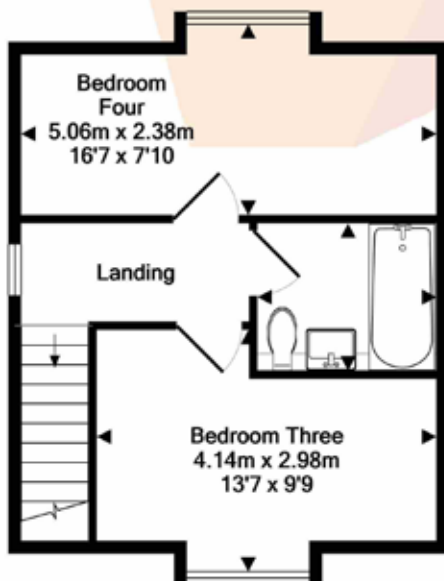
GROUND FLOOR
APPROX. FLOOR
AREA 42.6 SQ.M.
(459 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.6 SQ.M.
(459 SQ.FT.)

TOTAL APPROX. FLOOR AREA 116.2 SQ.M. (1251 SQ.FT.)

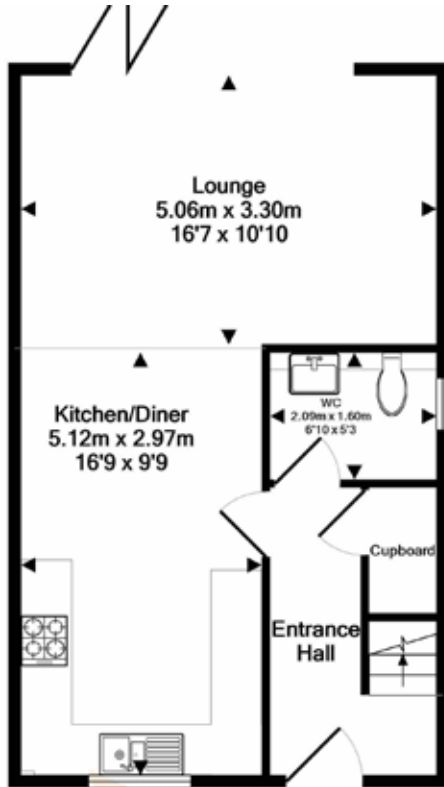
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2022



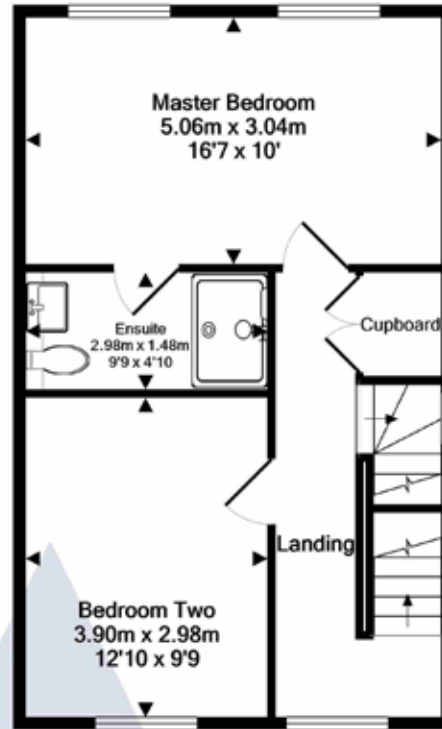
2ND FLOOR
APPROX. FLOOR
AREA 31.0 SQ.M.
(334 SQ.FT.)

FLOORPLANS

PLOTS TWO & FOUR



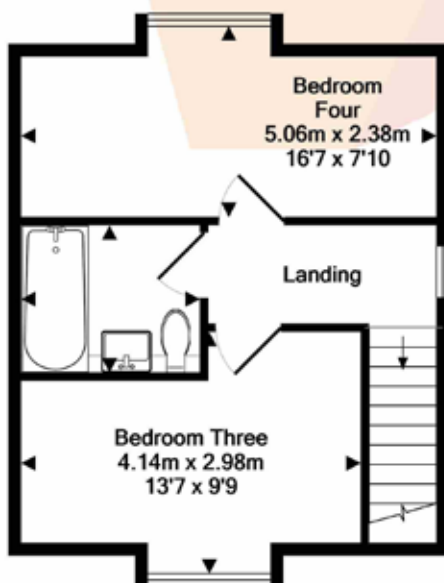
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APPROX. FLOOR
AREA 31.0 SQ.M.
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SPECIFICATION



KITCHENS

- Worktop - Solid stone Silestone Arabesque
- Combination mixer and boiling water tap
- Sink - 1.5 stainless steel undermount
- Integrated oven
- Induction hob
- Canopy extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Under/over cupboard lighting

BATHROOMS

- **WALLS:** White metro tiles with grey grout
- **FLOOR:** Light grey ceramic tiles with matching grout
- **MAIN BATHROOM:** Shower/bath
- **EN-SUITE:** Walk in shower
- Wall hung Roca vanity sink units and wall hung toilets

- Roca Shower set (en suite)
- Chrome towel rails to all bathrooms

FLOORING

- **GROUND FLOOR:** Luxury vinyl flooring - light grey oak
- **1st & 2nd FLOOR:** Charcoal carpet with underlay

ELECTRICS

- LED spot lights (ground floor & hallways and bathrooms)
- Pendant lights (bedrooms & feature in dining and living)
- Brushed metal switches and sockets

MISC

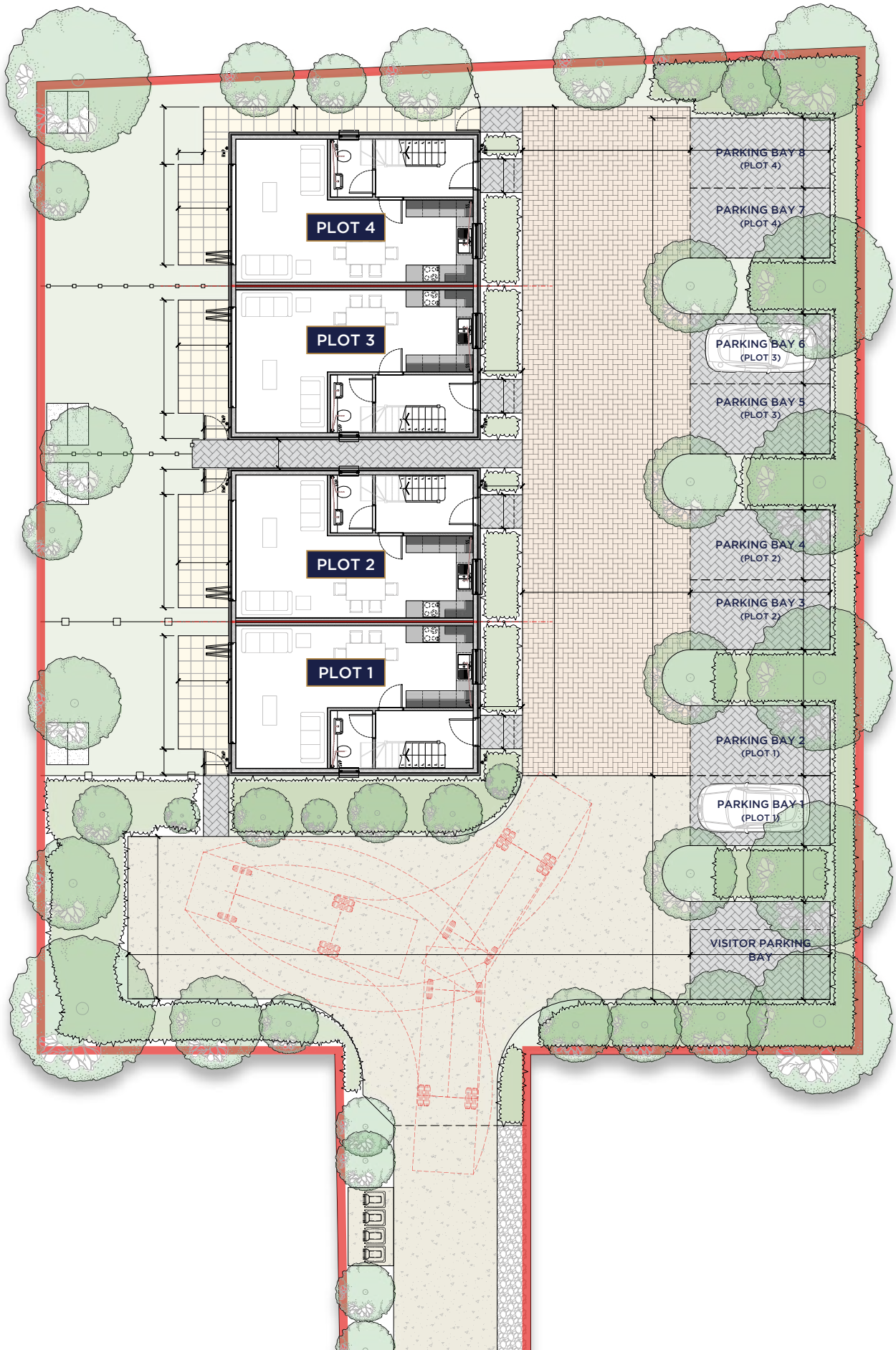
- Gas central heating
- 10 year new build warranty

Subject to change

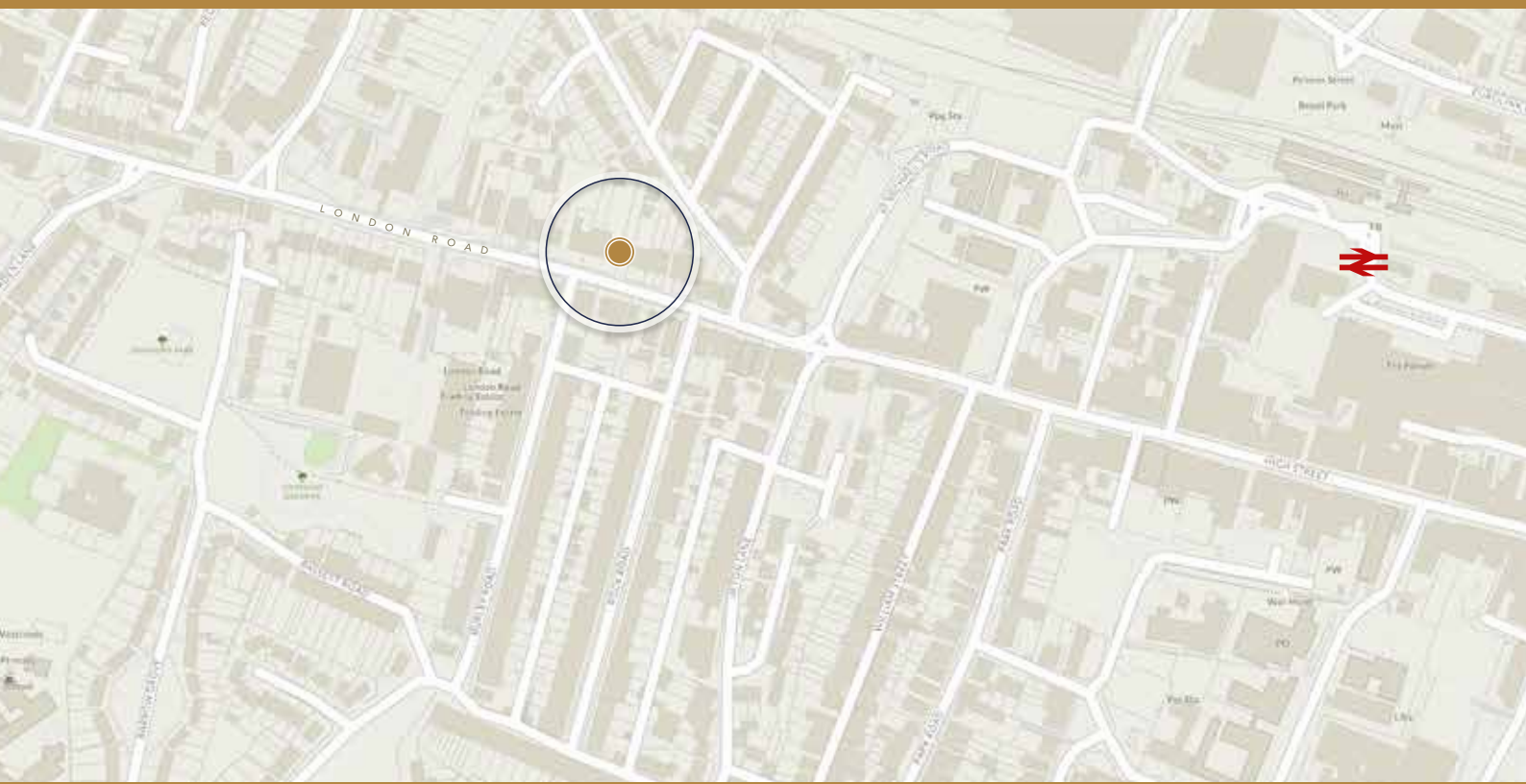




SITE PLAN



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