



**OVER 60?**

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

**Price**

**£350,000**

**Freehold**

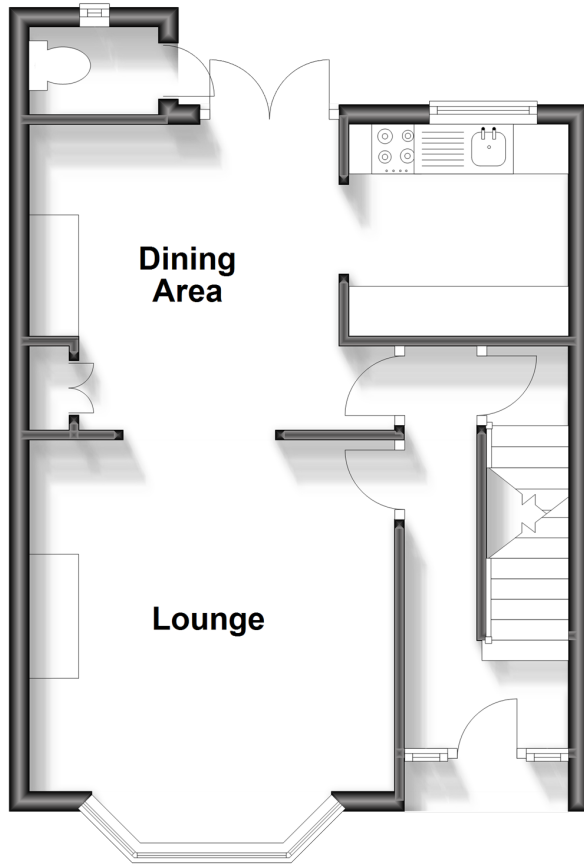
2x  3x  2x 

**Beacon Road, Chatham,  
Kent, ME5**

*Wards*  
Helping you move forwards

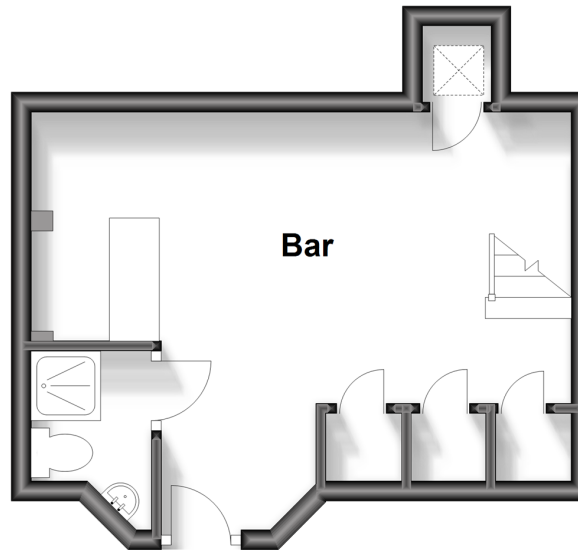
## Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



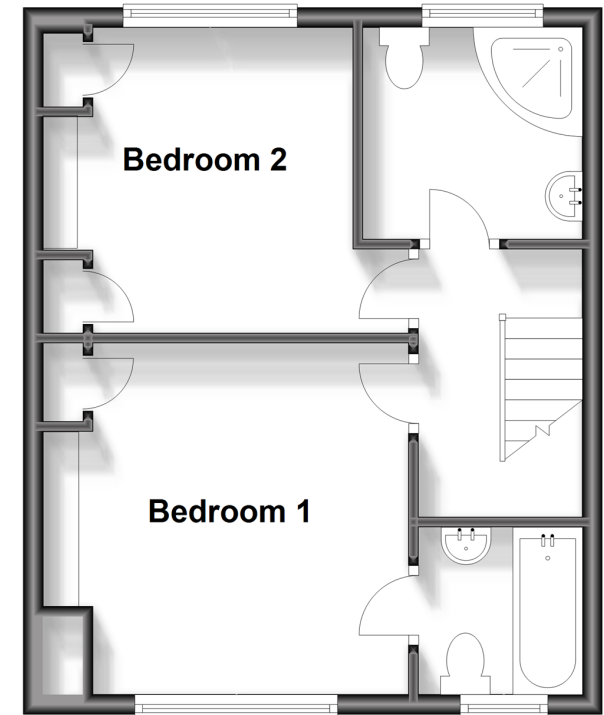
## Lower Ground Floor

Approx. 21.7 sq. metres (233.4 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 11'11 x 11'7 (3.63m x 3.53m)

Dining Area: 11'7 x 10'1 (3.53m x 3.08m)

Kitchen: 6'10 x 6'9 (2.08m x 2.06m)

### LOWER GROUND FLOOR

Bar: 17'6 x 13'0 (5.34m x 3.97m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 11'7 x 10'8 (3.53m x 3.25m)

En-Suite Bathroom

Bedroom 2: 10'1 x 9'2 (3.08m x 2.80m)

Bathroom

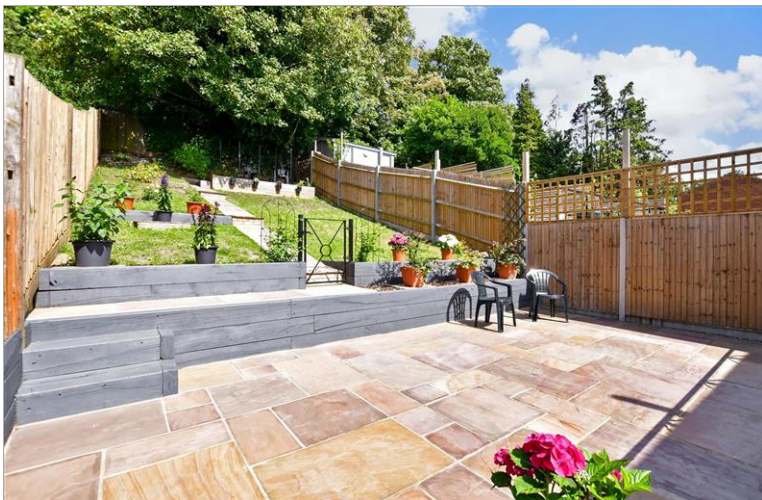
### OUTSIDE

Front Garden

Driveway

Rear Garden





## Main features

- 1930's semi-detached house; full of character in superb condition
- Brilliant entertaining space, with bay windowed lounge and dining room
- Beautiful, well planned rear garden and driveway to front
- Separate access to lower ground floor with enviable 'home bar'
- Ideal for a professional couple or young family



### Nearest Schools

Primary Schools: Luton Juniors 0.6 miles, All Saints C of E Primary, Chatham 0.8 miles, Byron Primary 1.0 miles  
Secondary Schools: Chatham Grammar School for Girls 1.0 miles, St John Fisher Catholic School 1.3 miles, Bradfields School 1.4 miles



### Transport Information

Train Stations: Gillingham 1.9 miles, Chatham 1.9 miles, Rochester 2.1 miles



### Address

Beacon Road, Chatham, Kent, ME5



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Chatham Branch 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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