



**Guide Price**  
**£375,000**

**Freehold**

3x  2x  1x 

**Leicester Gardens,  
Warden Bay, Kent, ME12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Newly fitted kitchen with under floor heating
- In a cul-de-sac location being just around the corner from the beach
- Ideal place to retire to
- En-suite shower room to the main bedroom
- Plenty of off road parking
- Under floor heating in the bathroom

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 22'9 x 11'6 (6.94m x 3.51m)

Kitchen/Breakfast Room: 14'10 x 10'7 (4.52m x 3.23m)

Bedroom 1: 13'5 x 11'10 (4.09m x 3.61m)

En-suite Shower Room: 4'0 x 2'6 (1.22m x 0.76m)

Bedroom 2: 11'9 x 8'7 (3.58m x 2.62m)

Bedroom 3: 11'2 x 7'10 (3.41m x 2.39m)

Bathroom: 11'6 x 5'7 (3.51m x 1.70m)

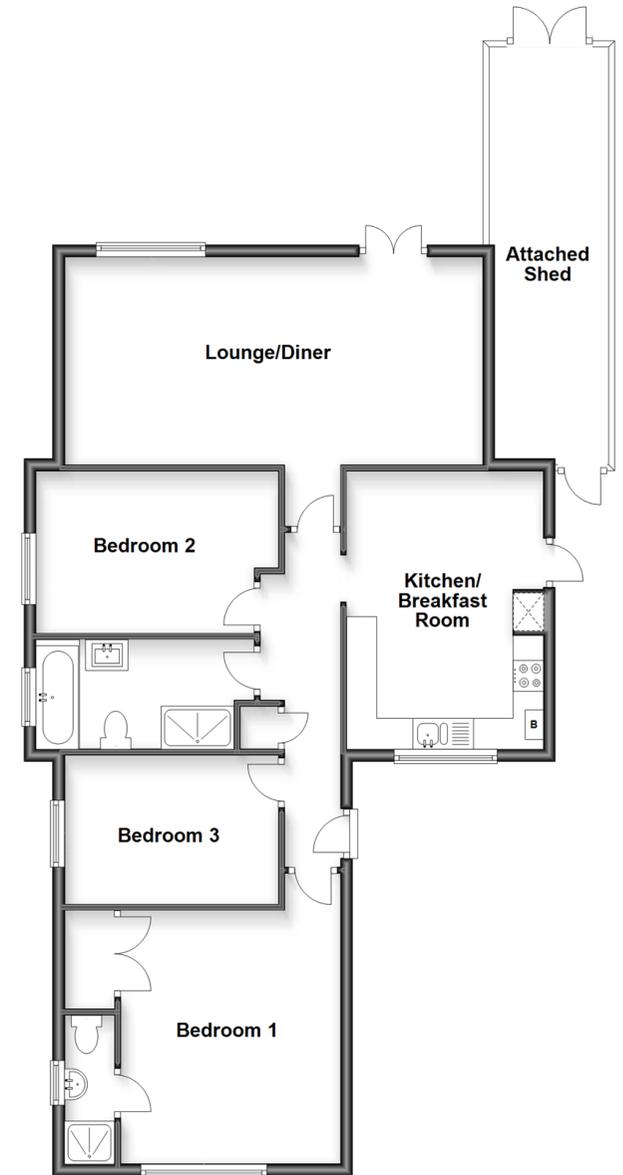
### OUTSIDE

Front Garden

Front Driveway

Rear Garden

**Ground Floor**  
Approx. 92.1 sq. metres (991.5 sq. feet)



**Call Sheerness - 01795 664651 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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