



**Price**  
**£325,000**

**Freehold**

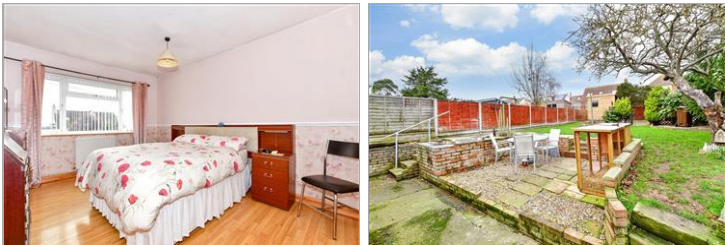
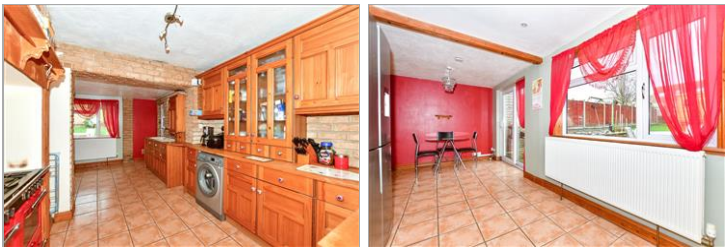
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**Preston Hall Gardens,  
Warden Bay, Kent, ME12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Off road parking for multiple cars
- Great location with Leysdown just up the road
- Nice sized garden with patio area
- Located only a short walk away from the beach
- Extended kitchen great for family meals and entertaining

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'2 x 10'1 (4.32m x 3.08m)

Dining Area: 20'0 x 9'2 (6.10m x 2.80m)

Kitchen: 10'0 x 9'11 (3.05m x 3.02m)

Bedroom 1: 13'1 x 10'1 (3.99m x 3.08m)

Bedroom 2: 13'0 x 9'1 (3.97m x 2.77m)

Bathroom: 10'0 x 6'1 (3.05m x 1.86m)

Bedroom 3: 15'1 x 8'0 (4.60m x 2.44m)

### OUTSIDE

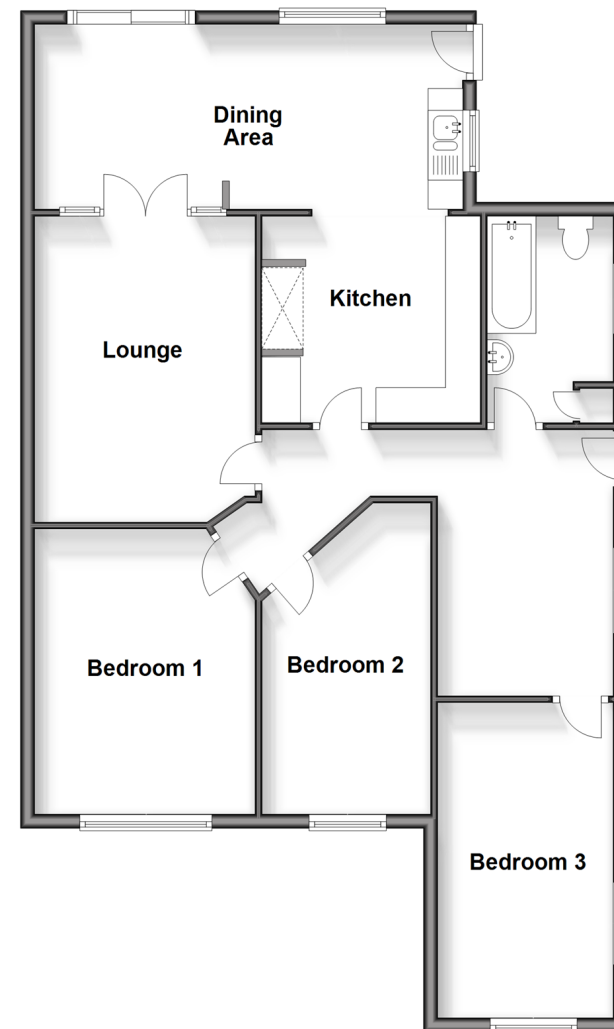
Front Garden

Front Driveway

Rear Garden

### Ground Floor

Approx. 95.2 sq. metres (1024.7 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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