



**Price**  
**£260,000**

**Freehold**

3x  1x  1x 

**Southview Gardens,  
Sheerness, Kent, ME12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Stunning field views out to the front of the house
- Handy downstairs toilet, ideal for guests
- Good size lounge and dining area
- Short stroll to the shops at the High Street
- Walk along to Bartons Point Coastal Park

## Accommodation

### GROUND FLOOR

Entrance Hall

Separate Toilet: 6'0 x 3'1 (1.83m x 0.94m)

Lounge: 14'0 x 11'6 (4.27m x 3.51m)

Dining Area: 10'1 x 9'1 (3.08m x 2.77m)

Kitchen: 9'1 x 9'0 (2.77m x 2.75m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 11'1 (3.99m x 3.38m)

Bedroom 2: 12'1 x 9'11 (3.69m x 3.02m)

Bedroom 3: 9'0 x 8'1 (2.75m x 2.47m)

Bathroom: 7'1 x 7'1 (2.16m x 2.16m)

### OUTSIDE

Front Garden

Rear Garden

### Ground Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.9 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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