



**Price**  
**£83,000**  
**Leasehold**

2x  1x  1x 

CYC Coastal Club, Marine Parade,  
Sheerness, Kent, ME12

*Wards*  
Helping you move forwards





## Main features

- Ready to move straight into with no work to do
- Underfloor heating in the living area
- Available for 10 months of the year
- Sun bath on the patio overlooking the lake
- Enjoy the peace whilst watching the local wild life

## Accommodation

### GROUND FLOOR

**Lounge/Dining Area:** 16'1" x 12'1"  
(4.91m x 3.69m)

**Kitchen:** 21'5" (6.53m) x 10'0"  
(3.05m) narrowing to 7'0" (2.14m)

**Bedroom 1:** 12'0" x 8'1" (3.66m x 2.47m)

**Bedroom 2:** 8'1" x 6'1" (2.47m x 1.86m)

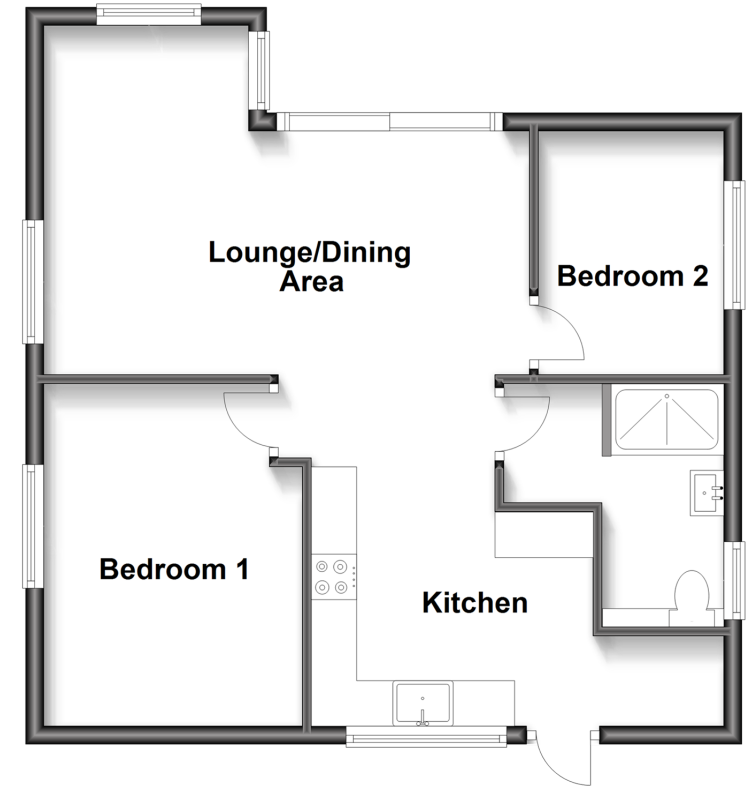
**Bathroom:** 8'0" x 6'0" (2.44m x 1.83m)

### OUTSIDE

**Rear Garden**

### Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



**Call Sheerness - 01795 664651 ■ [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
- 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



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