



**OVER 60?**  
You could get up to  
**59% off the price!\***

*Wards*  
**FOR SALE**  
01795 664651  
wardsokent.co.uk

 Video Tour available

**Price**

**£280,000**

**Freehold**

3x  1x  1x 

Hawthorn Avenue, Sheerness, Kent, ME12

*Wards*  
Helping you move forwards



## Main features

- Spacious rear garden ideal for a growing family
- Vegetable patch perfect for those green fingers
- Relax in the conservatory with a cuppa
- Close to the town's High Street and train station
- Take a short walk to the Blue flag awarded beach

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

**Lounge/Dining Area:** 21'0 x 12'1 (6.41m x 3.69m)

**Kitchen:** 7'1 x 7'0 (2.16m x 2.14m)

#### Conservatory

### FIRST FLOOR

#### Landing

**Bedroom 1:** 14'1 x 10'0 (4.30m x 3.05m)

**Bedroom 2:** 10'1 x 9'0 (3.08m x 2.75m)

**Bedroom 3:** 8'11 x 8'0 (2.72m x 2.44m)

**Shower Room:** 8'0 x 5'0 (2.44m x 1.53m)

### OUTSIDE

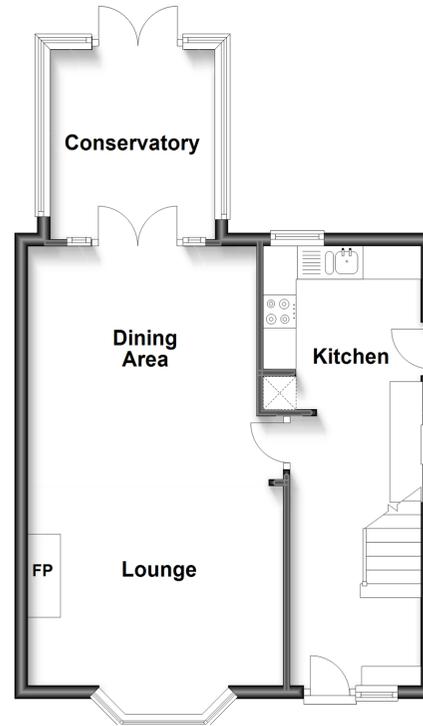
#### Front Garden

#### Front Driveway

#### Rear Garden

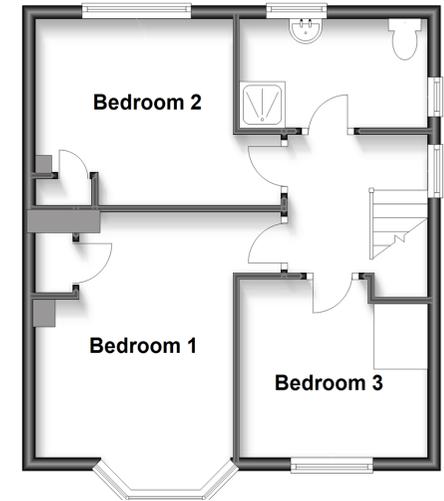
### Ground Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



### First Floor

Approx. 39.9 sq. metres (429.4 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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