



**Price**

**£80,000**

**Leasehold**

2x  1x  1x 

**Sheppey Beach Villas,  
Manor Way,  
Leysdown-On-Sea, Kent,  
ME12**

**OVER 60?**

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



**Video Tour available**

*Wards*

Helping you move forwards



## Main features

- A great place to down size to
- Perfect to rent out, check out the rental returns
- Walk along the promenade to the arcades
- Just around the corner from the beach
- Sea views out in the distance

## Accommodation

### FIRST FLOOR

Kitchen/Living Area: 15'10 x 10'4  
(4.83m x 3.15m)

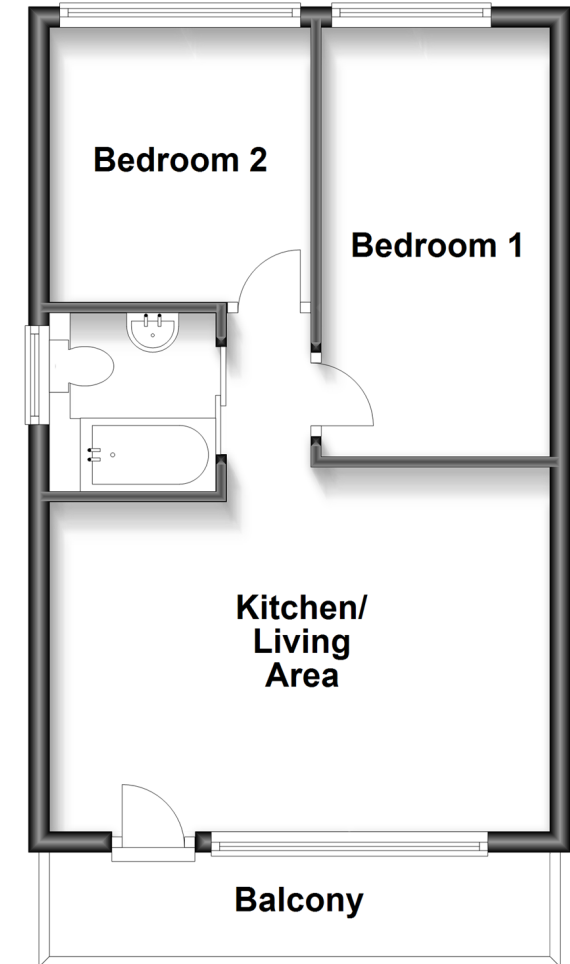
Bedroom 1: 13'1 x 7'1 (3.99m x 2.16m)

Bedroom 2: 8'7 x 8'3 (2.62m x 2.52m)

Bathroom: 5'7 x 5'3 (1.70m x 1.60m)

## First Floor

Approx. 36.9 sq. metres (397.4 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

