

**OVER 60?**

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



Video Tour available

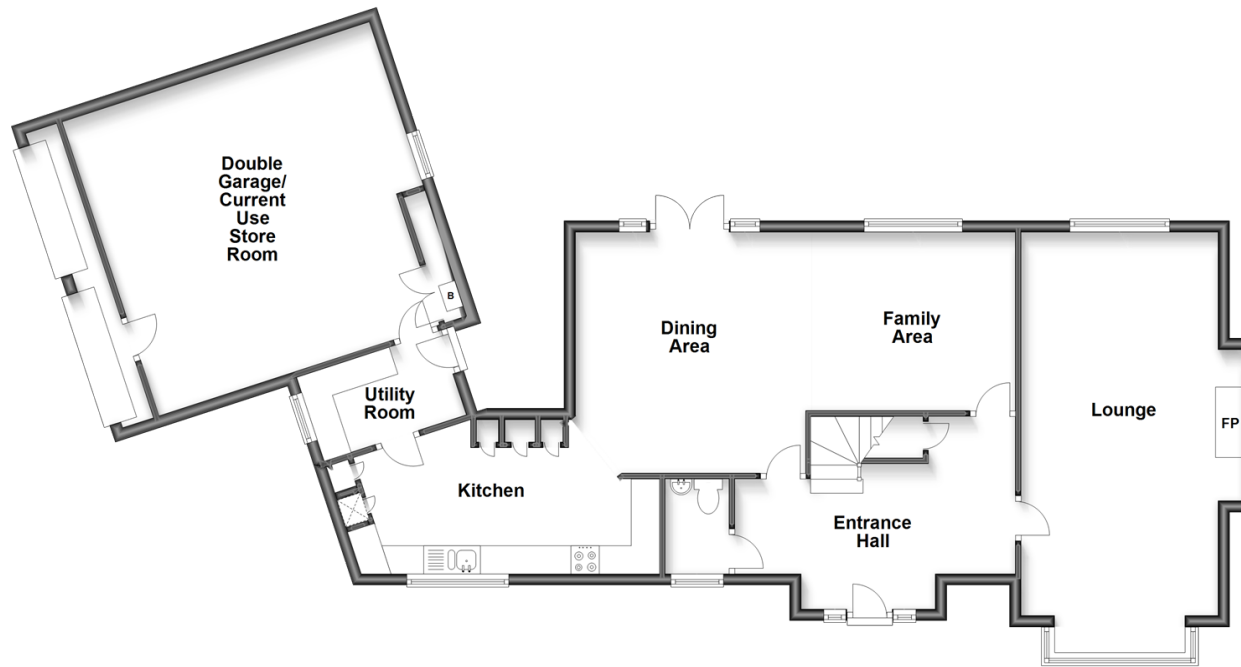
**Guide Price**  
**£645,000**  
**Freehold**

4x 2x 2x

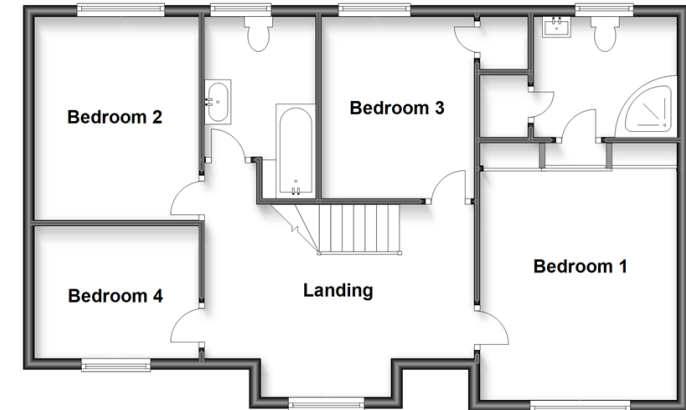
Kingsborough Drive, Eastchurch, Kent,  
ME12

*Wards*  
Helping you move forwards

**Ground Floor**  
Approx. 125.0 sq. metres (1346.0 sq. feet)



**First Floor**  
Approx. 73.0 sq. metres (785.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom  
Lounge: 24'9 x 13'1 (7.55m x 3.99m)  
Kitchen : 18'9 x 9'6 (5.72m x 2.90m)  
Dining Area: 14'1 x 13'6 (4.30m x 4.12m)  
Family Area: 11'8 x 10'3 (3.56m x 3.13m)  
Utility Room: 9'6 x 5'3 (2.90m x 1.60m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'2 x 11'4 (4.02m x 3.46m)  
En-suite Shower Room  
Bedroom 2: 11'6 x 9'9 (3.51m x 2.97m)  
Bedroom 3: 10'3 x 8'9 (3.13m x 2.67m)  
Bedroom 4: 11'0 x 9'9 (3.36m x 2.97m)  
Bathroom

### OUTSIDE

Front Garden  
Front Driveway  
Double Garage  
Rear Garden





## Main features

- Sea views from the upstairs bedrooms
- New extended driveway plus a double garage
- Great location with links to the A249 taking you off the island
- Close to the village of Eastchurch with pubs and convenience store
- Extended patio area plus landscaped garden



### Nearest Schools

Primary Schools: Eastchurch C of E Primary 1.0 miles, Minster in Sheppey Primary 1.4 miles

Secondary Schools: Oasis Academy 2.2 mile, Meadowfield School 6.7 miles



### Transport Information

Train Stations: Queenborough 3.8 miles, Sheerness-on-Sea 3.8 miles, Swale 4.3 miles



### Address

Kingsborough Drive, Eastchurch, Kent, ME12



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Sheerness Branch 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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