



**Price**  
**£145,000**

**Leasehold**

2x  1x  1x 

**Anne Boleyn Close,  
Eastchurch, Kent, ME12**

*Wards*  
Helping you move forwards





## Main features

- **Lovely village location with local shops close by**
- **Allocated parking space**
- **70% shared ownership (rent payable on the other 30%)**
- **Tucked out of the way in a small cul-de-sac**
- **Great road links to the A249**

## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge/Kitchen: 19'5 x 11'5 (5.92m x 3.48m)

### FIRST FLOOR

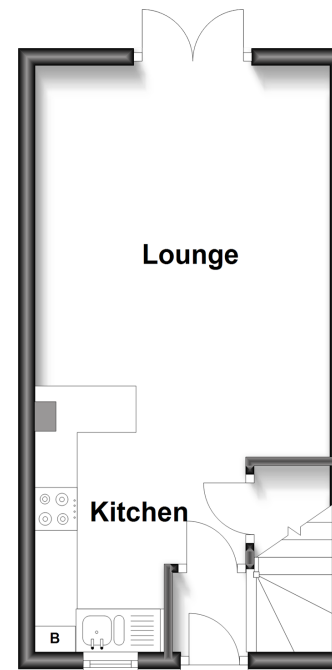
Landing  
Bedroom 1 : 11'6 x 8'1 (3.51m x 2.47m)  
Bedroom 2 : 9'4 x 7'11 (2.85m x 2.41m)  
Bathroom: 5'11 x 4'8 (1.80m x 1.42m)

### OUTSIDE

Front Garden  
Rear Garden  
Allocated Parking Space

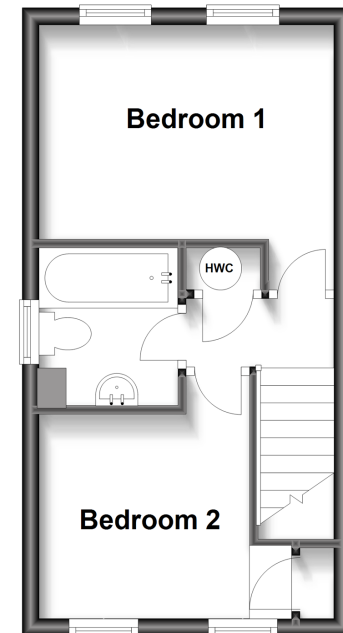
### Ground Floor

Approx. 23.8 sq. metres (256.4 sq. feet)



### First Floor

Approx. 24.1 sq. metres (259.6 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



11634818/20230417/DS/JS