



**Price**

**£250,000**

**Freehold**

3x  1x  1x 

**Imperial Drive, Warden  
Bay, Kent, ME12**

**OVER 60?**

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



**Video Tour available**

**Wards**  
Helping you move forwards



## Main features

- A great size kitchen/diner with plenty of room for a table & chairs
- One bedroom has built in wardrobes
- Enjoy the local Chinese and also the convenience store
- Walk down the road to the local beach
- Park the car in front of the house or make use of the garage en-bloc

## Accommodation

### GROUND FLOOR

Entrance Porch: 4'2 x 3'4 (1.27m x 1.02m)

Lounge: 16'2 x 11'4 (4.93m x 3.46m)

Kitchen/Diner: 16'0 x 11'9 (4.88m x 3.58m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 x 8'9 (3.51m x 2.67m)

Bedroom 2: 8'8 x 8'5 (2.64m x 2.57m)

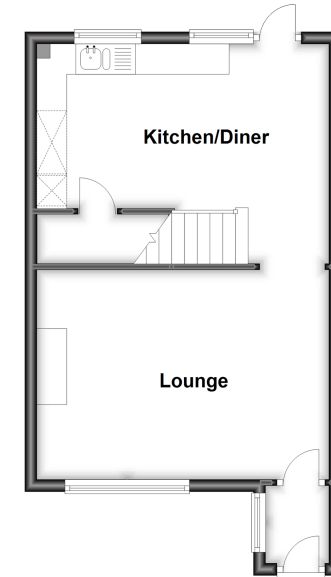
Bedroom 3: 8'3 x 7'0 (2.52m x 2.14m)

Bathroom: 7'1 x 5'5 (2.16m x 1.65m)

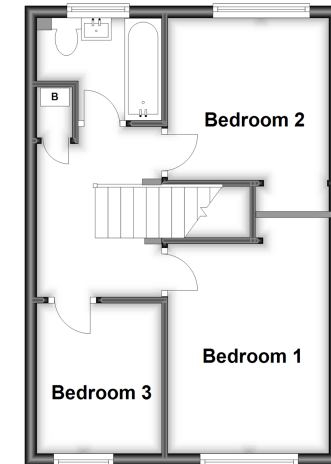
Rear Garden

Garage En Bloc at the Rear

**Ground Floor**  
Approx. 36.5 sq. metres (392.9 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (377.2 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



11634871/20240108/DS/PA