

**OVER 60?**

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



**Price**

**£260,000**

**Freehold**

2x  1x  1x 

Shellness Road, Leysdown-On-Sea, Kent,

ME12

*Wards*

Helping you move forwards



## Main features

- Plenty of parking for cars and/or motor home
- Walk along or use your mobility scooter to get to the shops/promenade
- Lovely size loft area (ideal for conversion, subject to planning)
- Use the bath tub or the step in shower cubicle
- En-Suite shower room to bedroom 1

## Accommodation

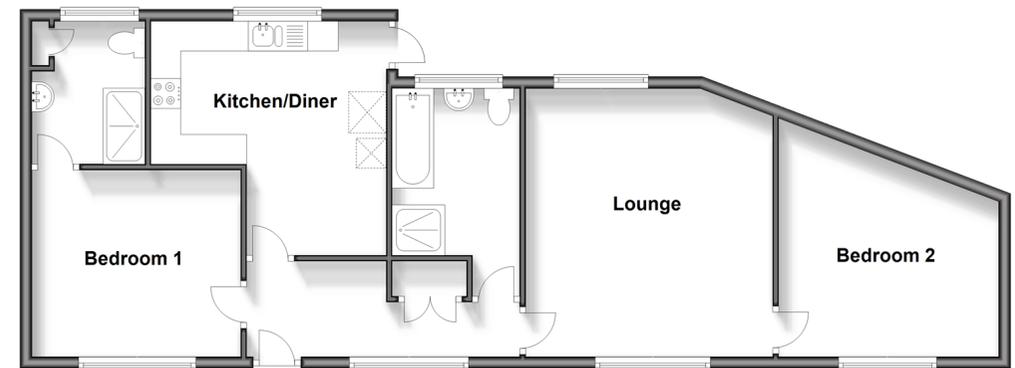
### GROUND FLOOR

- Entrance Hallway
- Kitchen/Diner: 13'4 x 12'2 (4.07m x 3.71m)
- Lounge: 14'3 x 13'4 (4.35m x 4.07m)
- Bedroom 1: 11'8 x 10'5 (3.56m x 3.18m)
- En-Suite Shower Room: 8'5 x 8'3 (2.57m x 2.52m)
- Bedroom 2: 12'7 x 11'8 (3.84m x 3.56m)
- Bathroom: 8'5 x 6'9 (2.57m x 2.06m)

### OUTSIDE

- Front Garden
- Rear Garden
- Off Road Parking

**Ground Floor**  
Approx. 75.4 sq. metres (811.1 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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



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