



Price
£350,000

Freehold

4x  1x  1x 

**Wing Road,
Leysdown-On-Sea, Kent,
ME12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Sit and relax on your very own balcony
- Great size kitchen/dining room
- Walk along the Promenade and down to the beach
- Check out the size of the entrance hall; it is massive
- Use the study as bedroom 4 if required

Accommodation

GROUND FLOOR

Entrance Hall: 20'0 (6.10m) x 8'5 (2.57m) narrowing to 5'2 (1.58m)

Downstairs Cloakroom: 6'8 x 2'9 (2.03m x 0.84m)

Lounge: 19'6 x 12'7 (5.95m x 3.84m)

Kitchen/Dining Room: 25'9 x 11'8 (7.85m x 3.56m)

Bedroom 2: 14'8 x 14'2 (4.47m x 4.32m)

Bedroom 3: 12'3 x 10'7 (3.74m x 3.23m)

Bathroom: 10'8 x 7'8 (3.25m x 2.34m)

Conservatory: 12'9 x 9'3 (3.89m x 2.82m)

Study: 11'7 x 10'7 (3.53m x 3.23m)

Landing

Bedroom 1: 16'9 x 13'5 (5.11m x 4.09m)

Balcony

Front Garden

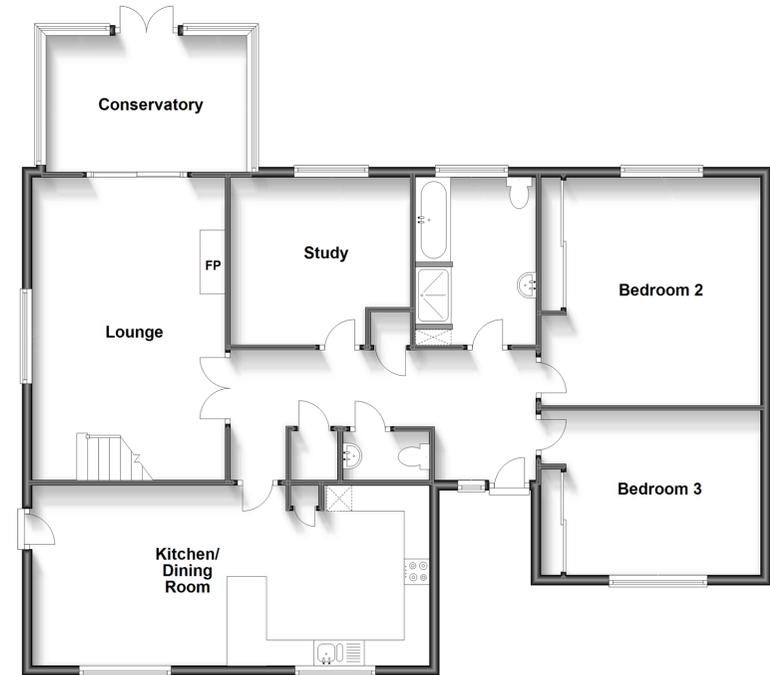
Front Driveway

Side Garden

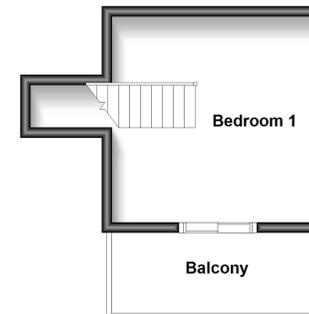
Rear Garden

Garage: 18'5 x 15'0 (5.62m x 4.58m)

Ground Floor
Approx. 133.8 sq. metres (1440.5 sq. feet)



First Floor
Approx. 17.8 sq. metres (191.8 sq. feet)



Call Sheerness - 01795 664651 ■ 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.



11634942/20240117/DS/PA