



**OVER 60?**

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

**Price**

**£250,000**

**Freehold**

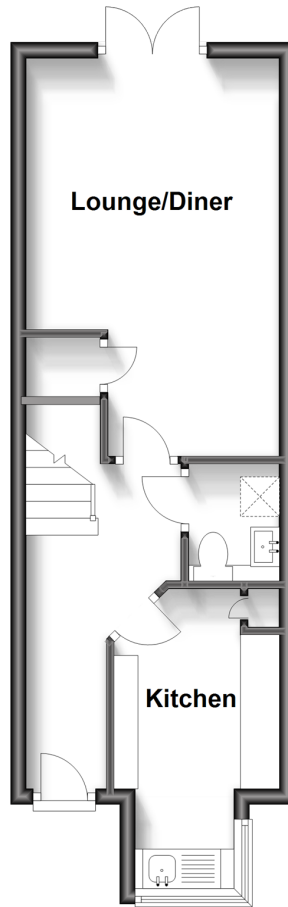
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**Bridge View, Manor  
Road, Rushenden, Kent,  
ME11**

*Wards*  
Helping you move forwards

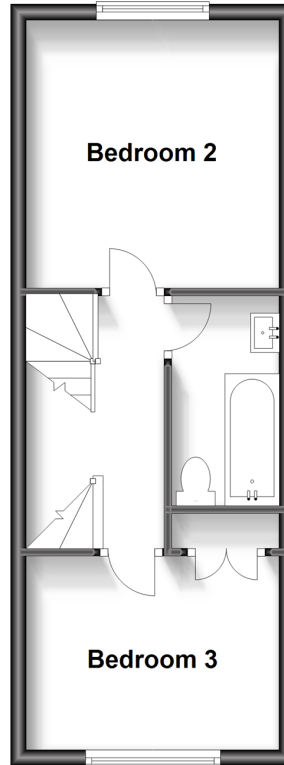
### Ground Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



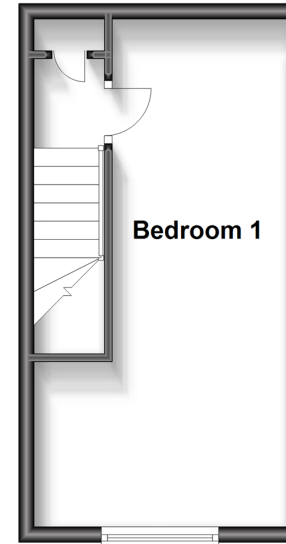
### First Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



### Second Floor

Approx. 21.0 sq. metres (225.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Downstairs Cloakroom: 8'2 x 3'6 (2.49m x 1.07m)

Kitchen: 12'6 into recess x 8'5 (3.81m x 2.57m)

Lounge/Diner: 18'8 x 10'8 (5.69m x 3.25m)

### FIRST FLOOR

Landing

Bedroom 2: 11'4 x 10'9 (3.46m x 3.28m)

Bedroom 3: 10'9 x 8'3 (3.28m x 2.52m)

Bathroom: 9'0 x 4'4 (2.75m x 1.32m)

### SECOND FLOOR

Landing

Bedroom 1: 21'0 (6.41m) x 10'9 (3.28m)  
narrowing to 7'5 (2.26m)

### OUTSIDE

Front Garden

Rear Garden

2 Allocated Parking Spaces





## Main features

- Includes the remainder of the 10 year Build Zone Guarantee (June 2022)
- Energy/money saving air source heat pump for your heating and hot water
- Under floor heating to the downstairs
- Low maintenance garden with artificial grass
- Electric charging point by the 2 allocated parking spaces



### Nearest Schools

Primary Schools: Halfway Houses Primary 2.2 miles, Cheyne Middle School 2.5 miles, Kemsley Primary 3.0 miles

Secondary Schools: Oasis Academy 2.7 miles, Fulston



### Transport Information

Train Stations: Queenborough 0.5 miles, Sheerness-on-Sea 3.4 miles, Swale 3.7 miles



### Address

Bridge View, Manor Road, Rushenden, Kent, ME11



### 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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