

**OVER 60?**

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for up to **59% less!**



**Price**

**£300,000**

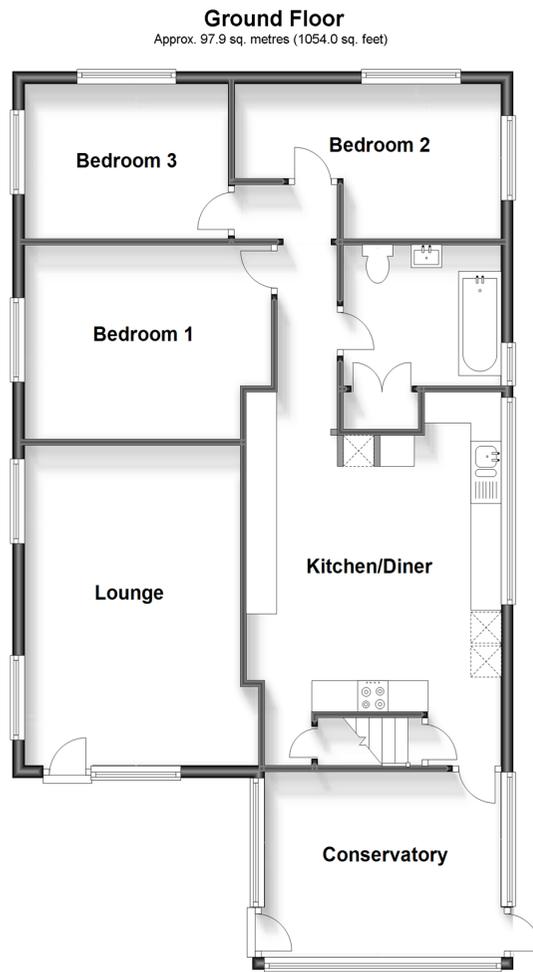
**Freehold**

3x  1x  1x 

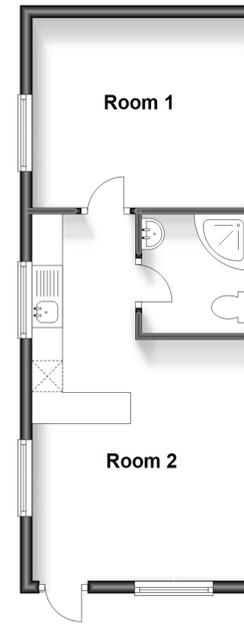
Surf Crescent, Eastchurch, Kent, ME12

*Wards*

Helping you move forwards



**Outbuilding**  
Approx. 32.3 sq. metres (347.8 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 17'0 x 11'7 (5.19m x 3.53m)  
 Kitchen/Diner: 17'2 (5.24m) narrowing to 14'7 (4.45m) x 13'8 (4.17m)  
 Bedroom 1: 13'3 x 10'3 (4.04m x 3.13m)  
 Bedroom 2: 14'0 (4.27m) narrowing to 8'0 (2.44m) x 8'2 (2.49m)  
 Bedroom 3: 8'7 x 7'3 (2.62m x 2.21m)  
 Bathroom: 11'1 x 8'2 (3.38m x 2.49m)  
 Conservatory: 12'8 x 10'0 (3.86m x 3.05m)

### OUTSIDE

Covered Veranda: 15'7 x 8'3 (4.75m x 2.52m)  
 Work Shop 1: 15'6 x 11'5 (4.73m x 3.48m)  
 Work Shop 2: 11'3 x 6'10 (3.43m x 2.08m)  
 Garage: 18'2 x 9'7 (5.54m x 2.92m)  
 Rear Garden  
 Side Garden  
 Front Garden

### OUTBUILDING

Outbuilding Lounge: 12'7 x 11'7 (3.84m x 3.53m)  
 Outbuilding Kitchen: 6'8 x 5'7 (2.03m x 1.70m)  
 Outbuilding Bedroom: 11'7 x 10'2 (3.53m x 3.10m)  
 Outbuilding Bathroom: 6'5 x 5'7 (1.96m x 1.70m)



## Main features

- Non standard construction bungalow
- Sitting on grounds of just over 1/3 acres (0.365 acres)
- Great size loft, ideal as a hobbie room
- Outbuilding would make a great area for teenagers, parents or guests
- Fabulous covered veranda plus two workshops



### Nearest Schools

Primary Schools: Eastchurch C of E Primary 0.8 miles, St George's C of E Middle School 2.1 miles, Eastchurch C of E Primary 2.1 miles

Secondary Schools: Oasis Academy 3.6 miles



### Transport Information

Train Stations: Sheerness-on-Sea 5.0 miles, Queenborough 5.1 miles, Swale 5.6 miles



### Address

Surf Crescent, Eastchurch, Kent, ME12



### 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)



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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