



**Price**

**£210,000**

**Freehold**

3x  1x  1x 

**Seaview Avenue,  
Leysdown-On-Sea, Kent,  
ME12**

*Wards*  
Helping you move forwards

## Main features

- Tucked out of the way in a cul de sac location so less through traffic
- Chain free so hopefully less hold ups here
- Perfect home for a couple looking to downsize or retire
- Short stroll to the arcades and the beach at Leysdown
- Off road parking plus a garage next to the bungalow

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 14'0 x 10'1 (4.27m x 3.08m)

Kitchen: 7'1 x 7'0 (2.16m x 2.14m)

Bedroom 1: 14'0 x 8'1 (4.27m x 2.47m)

Bedroom 2: 12'1 x 8'1 (3.69m x 2.47m)

Shower Room: 7'1 x 6'1 (2.16m x 1.86m)

### OUTSIDE

Front Garden

Rear Garden

Front Driveway

Garage



### Nearest Schools

Primary Schools: Eastchurch C of E Primary 1.0 miles, Eastchurch C of E Primary 3.0 miles

Secondary Schools: Oasis Acadmy 6.3 miles

Further Education: Oasis Academy 6.3 miles, Sittingbourne Community College 8.4 miles, Borden Grammar School 9.1 miles



### Transport Information

Train Stations: Kemsley 8.5 miles, Sittingbourne 8.9 miles, Queenborough 9.0 miles



### Address

Seaview Avenue, Leysdown-On-Sea, Kent, ME12



### Directions

For directions to this property please contact us.

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



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