



Price

£300,000

Freehold

4x  2x  1x 

**Sea Approach, Warden
Bay, Kent, ME12**

Wards
Helping you move forwards



Main features

- En-suite shower room downstairs plus a family bathroom upstairs
- Kitchen with built in hob and separate oven
- Handy separate utility room
- Lovely size conservatory
- Stunning sea views from the garden and rear of the house

Accommodation

GROUND FLOOR

Entrance Porch: 9'0 x 3'3 (2.75m x 0.99m)
 Entrance Hall
 Lounge: 12'9 x 11'6 (3.89m x 3.51m)
 Kitchen: 13'0 x 8'1 (3.97m x 2.47m)
 Utility Room: 6'3 x 2'8 (1.91m x 0.81m)
 Bedroom 4: 16'1 x 10'5 (4.91m x 3.18m)
 En-Suite Shower Room: 7'5 x 3'4 (2.26m x 1.02m)
 Bedroom 3: 10'6 x 8'8 (3.20m x 2.64m)
 Conservatory: 19'4 x 9'9 (5.90m x 2.97m)

FIRST FLOOR

Landing
 Bedroom 1: 13'6 x 8'3 (4.12m x 2.52m)
 Bedroom 2: 10'2 x 6'7 (3.10m x 2.01m)
 Bathroom: 7'6 x 7'2 (2.29m x 2.19m)

OUTSIDE

Front Garden
 Front Driveway
 Rear Garden



Call Sheerness - 01795 664651 ■ wardsforkent.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