



**Guide Price**  
**£250,000**

**Freehold**

2x  1x  1x 

**Ambleside,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Immaculately presented with modern decor throughout
- Garage and off road parking
- Purpose build office in the garden
- Set in a quiet location close to local schools, shops and amenities
- Perfect for a first time buyer and investors alike

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 22'4 x 11'9 (6.81m x 3.58m)

Kitchen: 11'3 x 6'9 (3.43m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 11'3 (3.66m x 3.43m)

Bedroom 2: 10'3 x 8'5 (3.13m x 2.57m)

### OUTSIDE

Front Garden

Garage

Off Road Parking

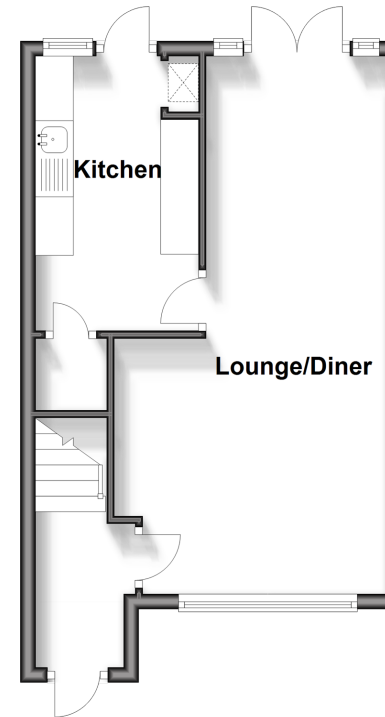
Rear Garden

Outbuilding/Office: 10'9 x 7'3 (3.28m x 2.21m)

Outbuilding 2: 7'4 x 7'1 (2.24m x 2.16m)

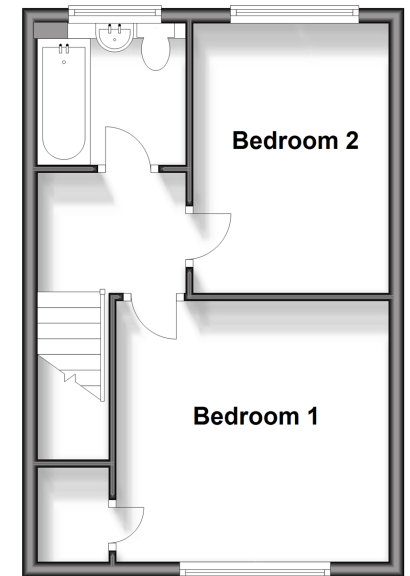
### Ground Floor

Approx. 365.3 sq. feet



### First Floor

Approx. 353.2 sq. feet



**Call Sittingbourne - 01795 427272 ■ [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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