



**Guide Price**  
**£285,000**

**Freehold**

3x  1x  1x 

**Rock Road,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Open plan lounge/dining area perfect for entertaining
- Spacious older style property
- Fantastic position a short walk from the High Street
- Close to train station
- Garage to the rear of the garden for extra storage

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Porch  
 Lounge: 15'2 x 13'9 (4.63m x 4.19m)  
 Dining Area: 13'9 x 11'8 (4.19m x 3.56m)  
 Kitchen: 10'0 x 7'11 (3.05m x 2.41m)  
 Bathroom

### FIRST FLOOR

Landing  
 Bedroom 1: 17'1 x 11'8 (5.21m x 3.56m)  
 Bedroom 2: 17'0 x 8'9 (5.19m x 2.67m)  
 Bedroom 3: 10'2 x 7'11 (3.10m x 2.41m)

### OUTSIDE

Front Courtyard  
 Rear Garden  
 Garage

## Split Level Ground Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Call Sittingbourne - 01795 427272 ■ [wardsokent.co.uk](http://wardsokent.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.



11737760/20231122/MC1/JS