



**Price**  
**£355,000**

**Freehold**

3x  2x  1x 

**St. Marys Road,  
Sellindge, Ashford,  
Kent, TN25**

**OVER 60?**

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



Video Tour available

*Wards*

Helping you move forwards



## Main features

- **Stunning new home built in 2021**
- **Large kitchen/diner with upgraded Zanussi appliances**
- **Bedroom 1 with en-suite and upgraded shower**
- **Great local primary school and doctors surgery**
- **Easy access to Hythe and Ashford**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 16'7 x 9'9 (5.06m x 2.97m)

Cloakroom

Kitchen/Diner: 16'7 x 9'5 (5.06m x 2.87m)

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 10'3 (3.79m x 3.13m)

En-Suite Shower Room: 9'3 x 3'9 (2.82m x 1.14m)

Bedroom 2: 9'6 x 9'4 (2.90m x 2.85m)

Bedroom 3: 9'6 x 7'1 (2.90m x 2.16m)

Bathroom: 6'9 x 5'6 (2.06m x 1.68m)

### OUTSIDE

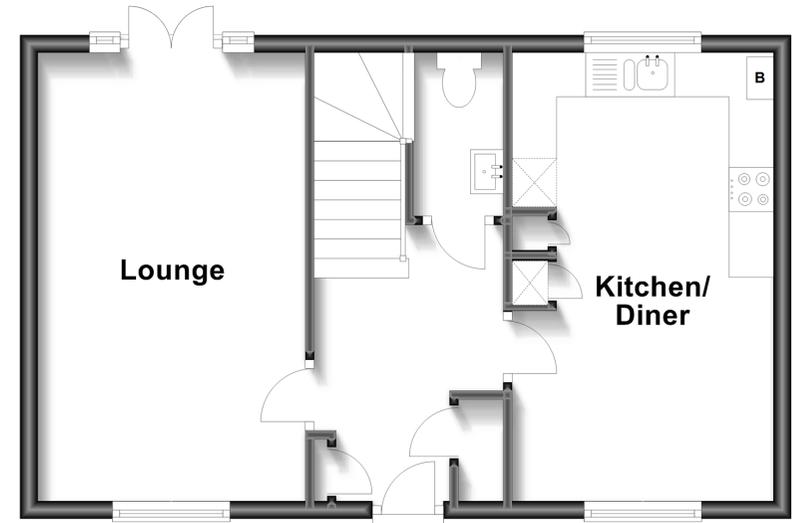
Off Road Parking

Garage

Front & Rear Garden

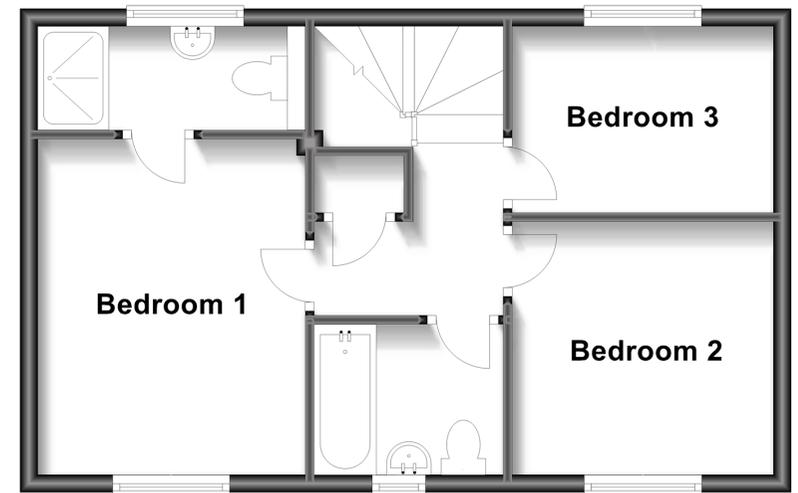
## Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



**Call Hythe - 01303 267473 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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