



**Price**  
**£275,000**

**Freehold**

2x  2x  1x 

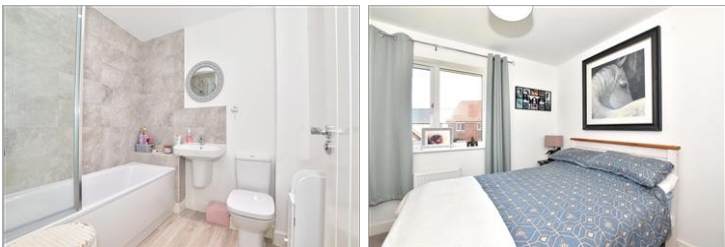
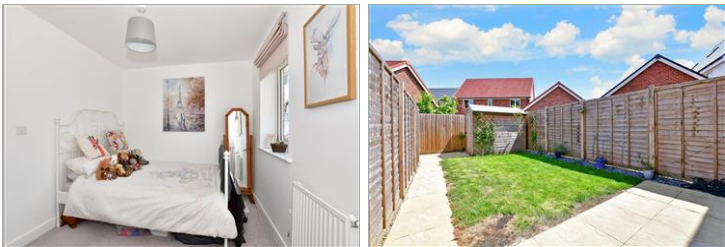
**St. Katherines Crescent,  
Sellindge, Kent, TN25**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Remainder of 10 year NHBC warranty from 2021
- Immaculate home with 2 allocated parking spaces
- Sunny aspect garden
- Good size kitchen with upgraded kitchen units and appliances
- Downstairs cloakroom with a window

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 15'5 (4.70m) x 12'10 (3.91m) narrowing to 9'5 (2.87m)

Kitchen : 9'7 x 6'1 (2.92m x 1.86m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1 : 10'1 x 9'8 (3.08m x 2.95m)

En-Suite Shower Room: 6'7 x 6'1 (2.01m x 1.86m)

Bedroom 2 : 13'0 x 8'3 (3.97m x 2.52m)

Bathroom

### OUTSIDE

Front & Rear Gardens

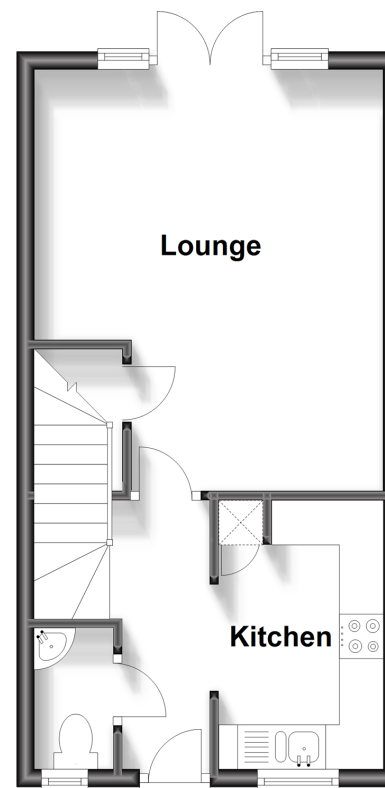
2 Allocated Parking Spaces

**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.

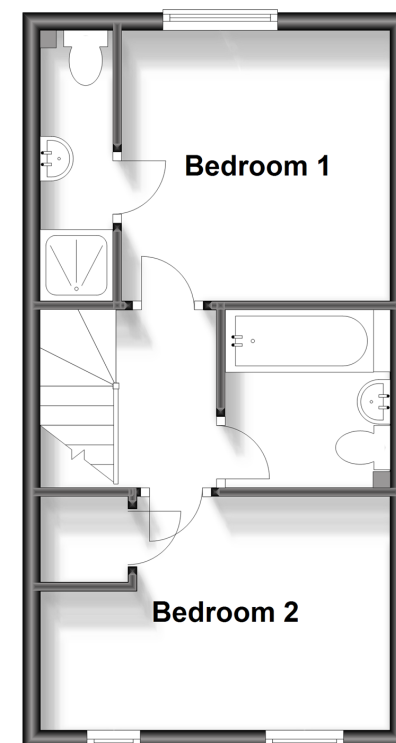
### Ground Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



### First Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



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