



Sandling Way, St. Marys Island, Kent, ME4 3AZ

Offers in the region of £582,995



THREE BEDROOM SOUTH FACING WATERSIDE TOWNHOUSE SITUATED IN ONE OF THE MOST DESIRABLE LOCATIONS ON ST. MARY'S ISLAND. RECENTLY UPDATED THROUGHOUT WITH STUNNING WATER VIEWS, 23FT LIVING ROOM, LUXURY FITTED KITCHEN, THREE LUXURY BATHROOMS, AN INTEGRAL GARAGE & OFF STREET PARKING FOR 2 VEHICLES.

A completely unique south facing and remodelled three bedroom townhouse, located in this most sought after of locations, overlooking the waterfront on the East Marina and offering bright and spacious accommodation, with a new high quality kitchen, new bathrooms & floorings throughout, this family home has been updated throughout.

This stunning home benefits from breathtaking waterside panoramic views from all three floors, from an attractive courtyard garden, a Juliet balcony from the the first floor lounge and also from the master bedroom on the second floor. All three double bedrooms have new en suite bathrooms and a stunning new high quality kitchen with a conservatory dining room off which overlooks the courtyard garden and the open water of the East Marina.

MEASUREMENTS

On the ground floor the kitchen measures 16'3 x 9'11 kitchen leading through to a 16'6 x 7'10 conservatory/dining room with double doors through to the courtyard garden which measures 16'7 x 13'7. In addition there is a ground floor cloakroom a utility room and a 15'6 x 8'7 integral garage with electric door.

On the first floor there is a 23'7 (max) x 16'2 (max) reception room with double doors opening onto a Juliet balcony looking across the marina. Bedroom three at his level measures 16'4 x 11'0, and an en suite bathroom.

On the second floor the master bedroom measures 16'4 x 13'5 with en suite shower room and the second bedroom which measures 16'4 x 11'5 with en suite bathroom with a jacuzzi bath.

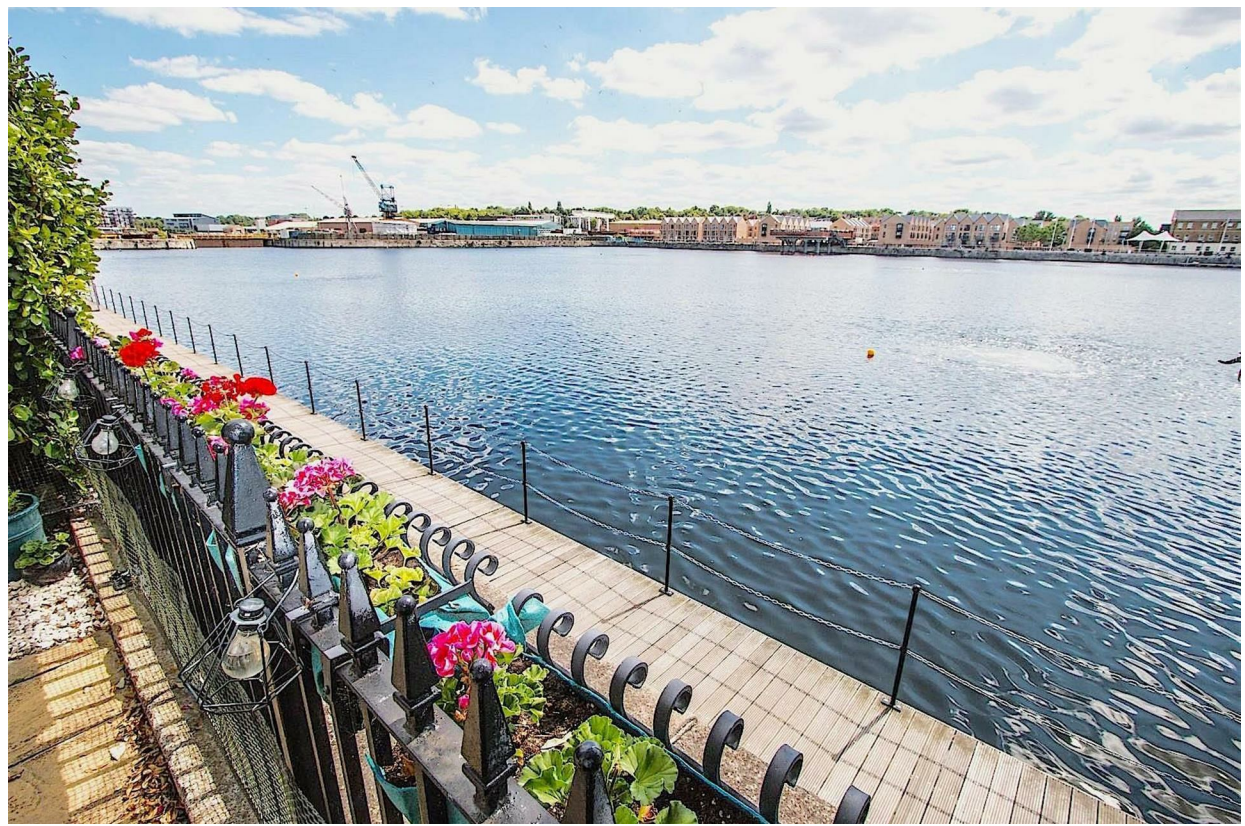
Double Glazed windows are fitted throughout the property and gas central heating has been installed.

Parking is provided by an integral garage accessed by electric roller door, there is additional parking for two vehicles to the front of the property.

These highly desirable properties on the marina seldom come to market and this represents a rare opportunity to buy one of these stunning luxury homes on the highly desirable St. Mary's Island, overlooking the water at the east marina.

Please note that this property was originally a 4 bedroom property and has been converted to a 3 double bedroom property, this could be reversed with the reinstating of the partition wall in the second bedroom on the second floor.





- Updated Three Bedroom Waterfront Townhouse
- Stunning East Marina Water Views
- New Luxury Kitchen
- New Quality Bathrooms Throughout
- New Floorings & Decorations
- Integral Garage With Electric Door/ Two Off Street Parking
- Utility Room
- 16'7 X 13'7 South Facing Courtyard Garden
- Open Plan Lounge To First Floor With Juliet Balcony
- 1636 Sq.Ft. (Inc. Integral Garage)



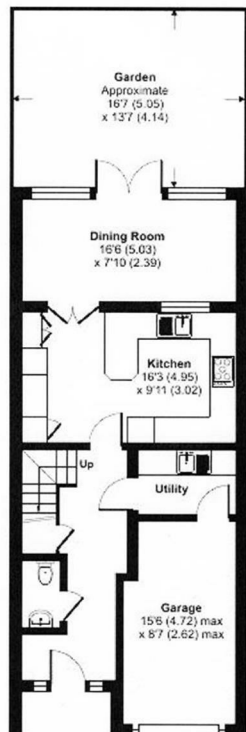
THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT

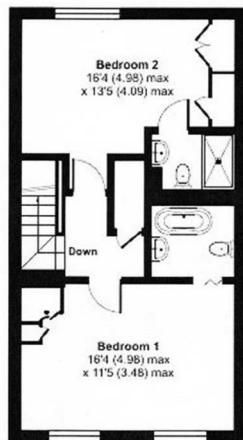
St. Marys Island, Chatham, ME4

Approximate Area = 1636 sq ft / 152 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

