



**Connells**

Sea Approach  
Warden SHEERNESS

# Sea Approach Warden SHEERNESS ME12 4PD

for sale  
**£360,000**



Go through the electric gates and you will be impressed by the size of the front garden with its decking area and the size of the parking area. Through the entrance you have a good-sized hallway which the accommodation flows nicely from. The kitchen has a range of units and is complimented by a range cooker and breakfast bar. The benefits of a waste disposal unit, a dishwasher and fridge freezer add to a really good functional space.

Next, the spacious lounge is a comfortable space to relax in, and you have double doors leading to the conservatory which is a pleasant entertaining area and leads to the attractive rear garden with its hot tub room and garden room a brilliant space for entertaining friends and family.

Bedroom One has built in wardrobes and bedroom two has built in furniture. The family bathroom has a good-sized bath with shower.

Bedroom 3/dining room is perfectly positioned on the other side of the kitchen, has its own entrance door and utility/shower room so is perfect if the need exists to have a separate living space for an elderly relative or teenagers that want their own space.



This property is in a peaceful location on an unmade road and must be viewed to appreciate the size of the plot and the accommodation it offers!

## ACCOMMODATION

### Entrance Hall

15' 5" x 4' 1" ( 4.70m x 1.24m )

### Lounge

13' 1" x 11' 1" ( 3.99m x 3.38m )

### Conservatory

11' 3" x 12' 6" ( 3.43m x 3.81m )

### Kitchen

16' x 8' 7" ( 4.88m x 2.62m )

### Bedroom 1

13' x 11' 11" ( 3.96m x 3.63m )

### Bedroom 2

13' 1" x 10' 10" ( 3.99m x 3.30m )

### Bedroom 3/Dining Room

12' 9" x 8' 11" ( 3.89m x 2.72m )

### Shower/Utility Room

5' 9" x 6' 11" ( 1.75m x 2.11m )

### Family Bathroom

6' 5" x 6' 4" ( 1.96m x 1.93m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
FAVERSHAM ME13 7AG

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SIT103303](http://connells.co.uk/Property/SIT103303)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SIT103303 - 0009