



3 Leysdown Road
Leysdown-On-Sea, Sheerness, ME12 4RD

Asking price £95,000

1 1 1 C



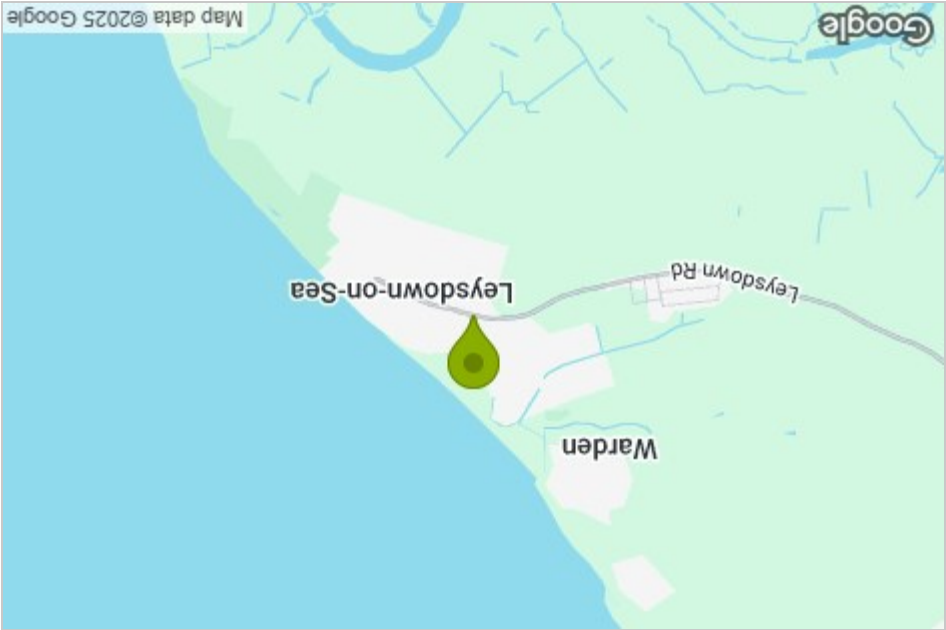
Floor Plan



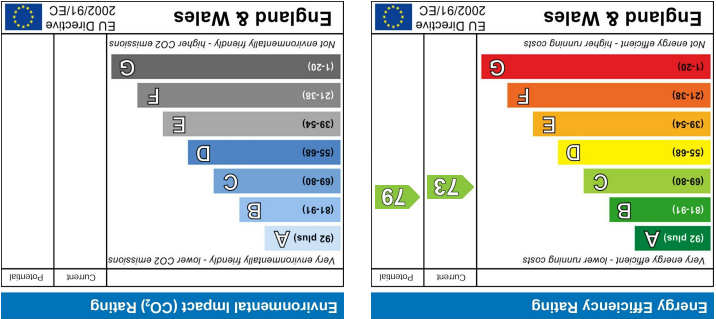
What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser, The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser, The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

James Perry
3 Broadway, Sheerness, Kent, ME12 1AB
Tel: 01795 666 666 Email: sales@james-perry.co.uk www.james-perry.co.uk

3 Leysdown Road



- 1 Bed Leasehold Flat
- 130 Years Remaining On Lease
- No Annual Management
- No Ground Rent
- Ideally For Investors And First Time Buyers
- Stone Throw To The Beach
- Short Walk To Local Amenities, Transport Link
- Shared Garden
- Allocated Parking In Back

Description

In the charming coastal area of Leysdown-On-Sea, this delightful one-bedroom flat on Leysdown Road presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With a generous lease of 130 years remaining, this property offers peace of mind and stability for years to come, as there are no annual management fees or ground rent to consider.

The flat features a comfortable reception room, perfect for relaxing or entertaining guests, alongside a well-appointed bedroom and a bathroom. The layout is both practical and inviting, making it an ideal space for individuals or couples looking to enjoy the coastal lifestyle.

One of the standout features of this property is its proximity to the beach, allowing residents to enjoy the soothing sounds of the sea and the beauty of the shoreline just a stone's throw away. Additionally, local amenities are conveniently close, ensuring that daily necessities are easily accessible.

This flat is not only a wonderful home but also a promising investment opportunity, given its desirable location and the growing interest in the area. Whether you are looking to make your first step onto the property ladder or seeking a lucrative rental option, this flat in Leysdown-On-Sea is certainly worth considering. Embrace the coastal living experience and make this charming flat your own.

Leysdown-On-Sea, Sheerness, ME12 4RD

