



PHIL ABRAHART

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Clarence gardens, Warden bay ME12 4NR

£425,000

5 2 2



A five-bedroom detached family home, full of character, history, and space, awaits at the end of a quiet no-through road in the sought-after coastal area near Leysdown-on-Sea. Built in the early 1980s by acclaimed Potten House Builders, this home boasts a design that earned House of the Year at the Ideal Home Exhibition. It offers the rare combination of rural charm, seaside living, and the potential to create even more. Tucked away beside open fields, the setting offers a sense of peace and privacy, all within walking distance of the award-winning Blue Flag beach – perfect for dog walks, family outings, or simply soaking in the sea breeze.

Step inside and you're welcomed by expansive living spaces that are both inviting and adaptable. The 22ft+ lounge is the heart of the home, centred around a magnificent inglenook fireplace with a wood-burning stove – ideal for cosy evenings spent with family. From here, the layout flows effortlessly into a generous dining room, followed by a conservatory, bathed in natural light and perfect for enjoying the garden views year-round. The kitchen/breakfast room is equally impressive – spacious and practical, with plenty of room for casual dining or morning coffee. A utility room, cloakroom, and a versatile fifth bedroom or study complete the downstairs – ideal for home working or multi-generational living.

Upstairs, the accommodation continues to impress. The main bedroom features its own en-suite shower room, while all other bedrooms are well-proportioned, offering flexibility for children, guests, or personal hobbies. The family bathroom is modern and spacious, and natural light flows throughout the upper floor, creating a bright, homely feel in every room. With over 2,300 sq. ft. of living space, there's room for everyone to spread out or come together, depending on the mood.

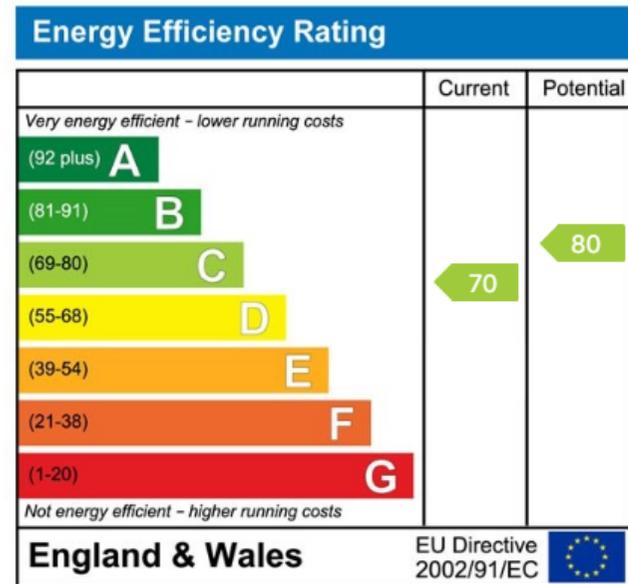
The outside space is equally as versatile with fields right next door you do feel your in the countryside. Whether you're dreaming of summer BBQs, a space for the kids to play, or simply somewhere to unwind, the outside is every bit as generous as the inside.

What makes this home so special isn't just the size or location – it's the lifestyle it offers. From beach walks and fresh loaves from Leysdown Bakery to summer fun at the arcades or brunch in a cosy





- 5 Bedroom Detached house (One bedroom downstairs)
- Cloakroom downstairs, plus a bathroom and en-suite shower room upstairs
- Take a relaxing walk to the beach its only down the road
- Over 2000Sq' of space inside this home
- Fabulous Open fields right next to the house
- Award Winning Designed home from the 1980's Potten House builders
- Tucked out of the way at the end of a quiet no-through road
- Character filled living with an Inglenook fireplace and wood burner
- Separate dining room and a conservatory
- Quote PA1009 when calling in please



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