

# PHIL ABRAHART

POWERED BY  
**exp** UK

**Beach Approach, Warden Bay, Sheerness, ME12 4NJ**

£290,000

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If you're dreaming of a relaxed family lifestyle by the coast, this three-bedroom detached home brings it all together. Mornings can start with a gentle walk to the beach, afternoons spent in the sunny southerly facing garden, and evenings relaxing in the cosy lounge or gathering in the dining room. The layout is ideal for family life, with a downstairs WC, a practical kitchen, and three comfortable bedrooms upstairs along with a lovely size Bathroom with a corner bath perfect for a relaxing soak.. With a popular primary school just up the road and local shops close by, everything you need is within easy reach. In the summer, you can wander along the shoreline to Leysdown and enjoy arcades, amusements, and classic seaside fun. This is a home that offers more than space — it offers a lifestyle.

QUOTE PA1009 when calling in.



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- 3 Bedroom Detached family house
- Walk down the road to the beach whenever you fancy
- Modern Kitchen with Built-in Oven/hob
- Driveway to the side for 2-3 Vehicles
- No Forward Chain!!
- Useful downstairs W.C.
- Lovely size Bathroom with a corner bath great for relaxation
- Southerly facing rear Garden
- Local School and convenience stores up the road
- Quote PA1009

## Warden bay ME12 4NJ

Approximate Gross Internal Floor Area = 77.8 sq m / 838 sq ft

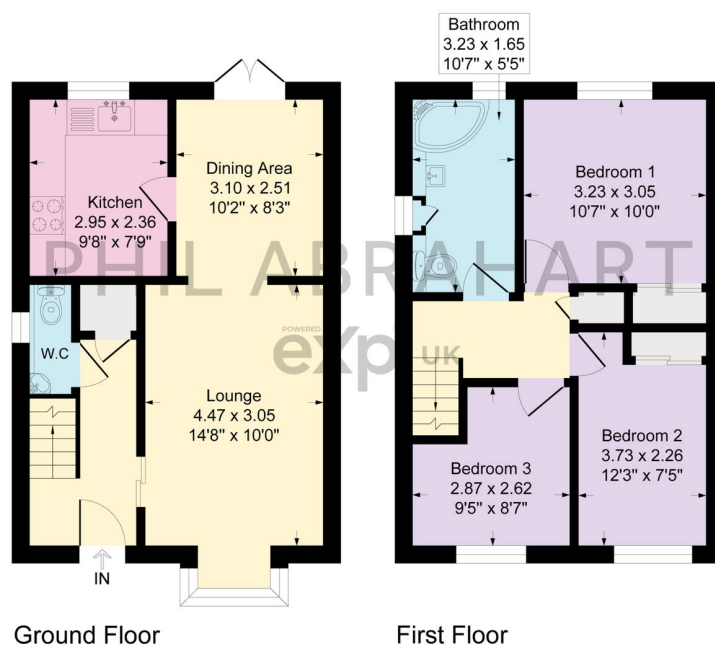


Illustration for identification purposes only, measurements are approximate, not to scale.