



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£240,000**

**Freehold**

2x 🛏️ 1x 🚿 2x 🚗

**Winstanley Road,  
Sheerness, Kent, ME12**

*Wards*  
Helping you move forwards





## Main features

- Handy downstairs cloakroom plus a separate utility room
- Separate dining room and lounge
- Sit and relax in the conservatory
- Great locating being only a short stroll to the High Street
- Lovely sized bathroom with separate walk in shower

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Downstairs Cloakroom: 4'5 x 2'7 (1.35m x 0.79m)

Lounge: 15'4 x 11'5 (4.68m x 3.48m)

Kitchen: 11'7 x 9'4 (3.53m x 2.85m)

Utility Room: 12'2 x 9'6 (3.71m x 2.90m)

Dining Room: 14'8 x 9'4 (4.47m x 2.85m)

Conservatory: 9'2 x 7'4 (2.80m x 2.24m)

### FIRST FLOOR

#### Landing

Bedroom 1: 17'1 x 9'7 (5.21m x 2.92m)

Bedroom 2: 16'9 x 14'6 (5.11m x 4.42m)

Bathroom: 12'3 x 9'5 (3.74m x 2.87m)

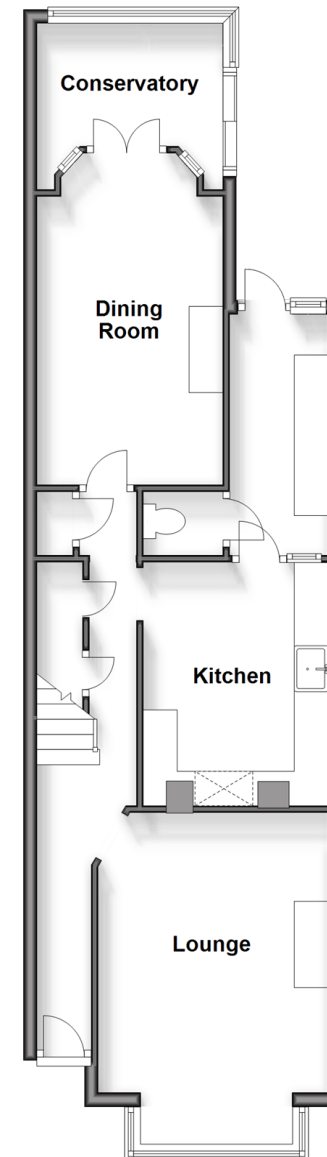
### OUTSIDE

Front Garden

Rear Garden

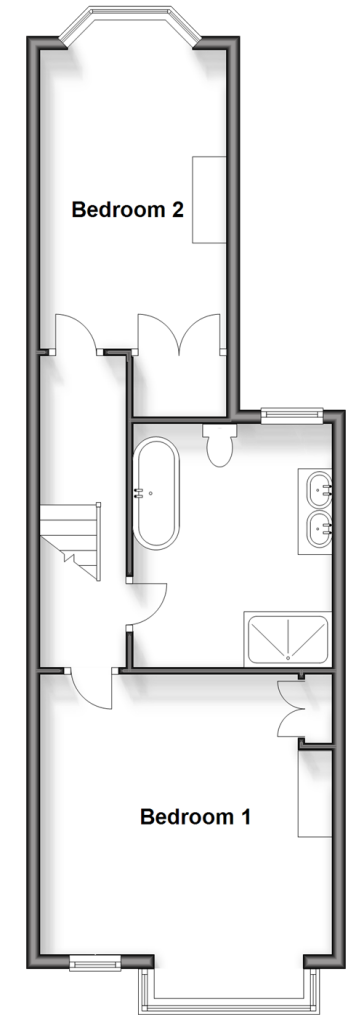
### Ground Floor

Approx. 60.2 sq. metres (648.3 sq. feet)



### First Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



**Call Sheerness - 01795 664651 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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