

**OVER 60?**

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



**Price**

**£250,000**

**Freehold**

2x  1x  2x 

Leicester Gardens, Warden Bay, Kent,

ME12

*Wards*

Helping you move forwards



## Main features

- Parking to the side as well as a garage
- Outbuilding which would make a great workshop
- Fabulous dining room to sit in and relax
- Located in a cul-de-sac location
- Local beach just at the end of the road

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Lounge: 15'8 x 10'6 (4.78m x 3.20m)
- Kitchen: 10'4 x 9'0 (3.15m x 2.75m)
- Dining Room: 19'8 x 12'7 (6.00m x 3.84m)
- Bedroom 1: 12'3 x 8'7 (3.74m x 2.62m)
- Bedroom 2: 9'1 x 8'9 (2.77m x 2.67m)
- Shower Room: 6'8 x 5'4 (2.03m x 1.63m)

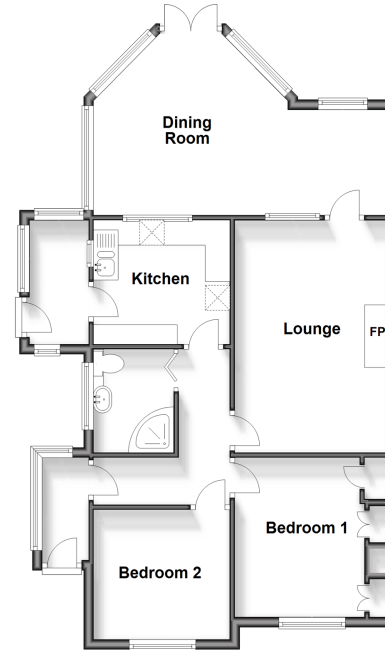
### OUTBUILDING

- Room 1 (used as summer house)
- Garage

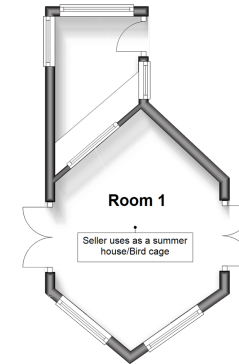
### OUTSIDE

- Front and Rear Gardens
- Front Driveway

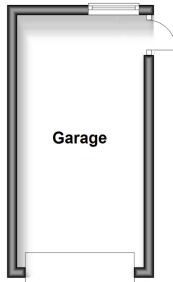
**Ground Floor**  
Approx. 71.6 sq. metres (770.6 sq. feet)



**Outbuilding**  
Approx. 16.0 sq. metres (172.7 sq. feet)



**Outbuilding**  
Approx. 13.0 sq. metres (139.8 sq. feet)



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

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



11635376/20240922/DS/JLS