

**OVER 60?**

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



**Price**

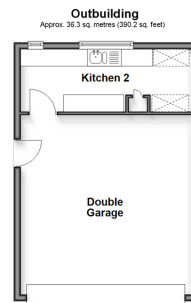
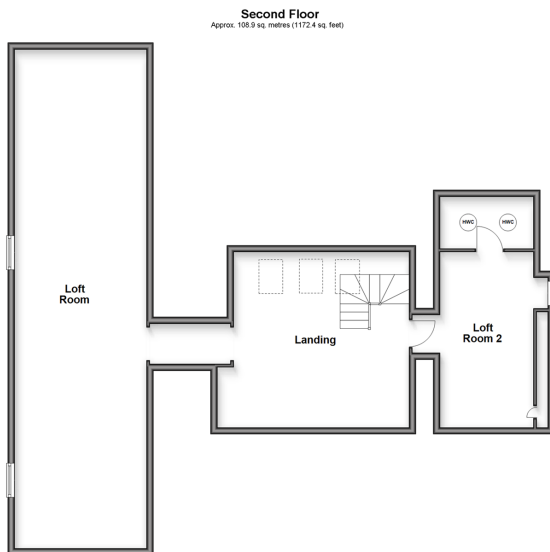
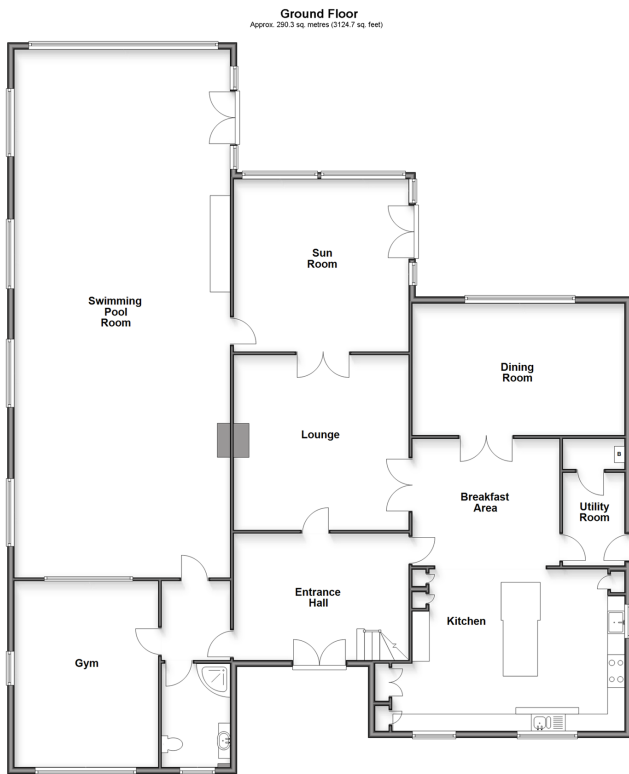
**£900,000**

**Freehold**

5x  5x  3x 

Thorn Hill Road, Warden Way, Kent, ME12

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Entrance Hall: 16'11 x 12'1 (5.16m x 3.69m)  
 Inner Hall (continued): 11'8 x 3'11 (3.56m x 1.19m)  
 Kitchen/Breakfast Area: 30'0 x 17'11 (9.15m x 5.46m)  
 Utility Room: 13'5 x 7'11 (4.09m x 2.41m)  
 Dining Room: 17'2 x 12'8 (5.24m x 3.86m)  
 Sun Room: 18'9 x 16'7 (5.72m x 5.06m)  
 Lounge: 17'4 x 16'11 (5.29m x 5.16m)  
 Gym: 18'0 x 13'10 (5.49m x 4.22m)  
 Shower Room: 9'9 x 6'5 (2.97m x 1.96m)  
 Heated Swimming Pool Room: 51'0 x 21'0 (15.56m x 6.41m)

### FIRST FLOOR

Landing  
 Bedroom 1: 20'11 (6.38m) x 20'10 (6.35m) narrowing to 15'10 at narrowest point (4.83m)  
 Balcony: 21'0 x 12'0 (6.41m x 3.66m)  
 En-Suite Bathroom: 12'5 x 7'11 (3.79m x 2.41m)  
 Dressing Area: 10'0 x 9'5 (3.05m x 2.87m)  
 Bedroom 2: 16'0 (4.88m) x 13'5 (4.09m) narrowing to 9'0 at narrowest point (2.75m)  
 En-suite Shower Room: 9'0 x 3'5 (2.75m x 1.04m)  
 Bedroom 3: 17'2 x 16'8 (5.24m x 5.08m)  
 En-Suite Shower Room: 8'8 x 3'9 (2.64m x 1.14m)  
 Dressing Area: 8'7 x 6'6 (2.62m x 1.98m)  
 Bedroom 4: 29'9 x 17'1 (9.07m x 5.21m)  
 Balcony: 20'0 x 5'8 (6.10m x 1.73m)  
 Bedroom 5: 16'1 x 9'0 (4.91m x 2.75m)  
 En-suite Shower Room: 9'0 x 3'5 (2.75m x 1.04m)

### SECOND FLOOR

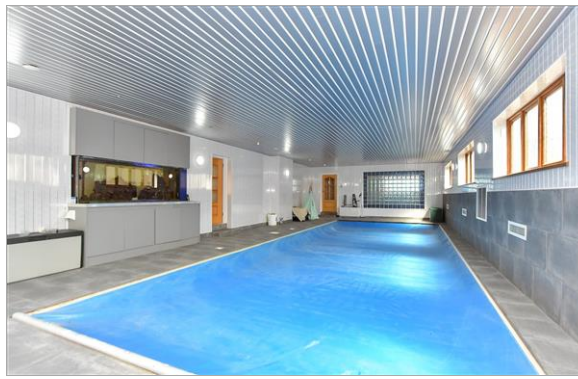
Landing  
 Loft Room 1: 48'6 x 12'4 (14.79m x 3.76m)  
 Loft Room 2: 16'11 x 8'7 (5.16m x 2.62m)

### OUTBUILDING

Double Garage: 27'1 x 22'7 (8.26m x 6.89m)

### OUTSIDE

Front Driveway  
 Rear Garden



## Main features

- Electric gated entrance to the front with plenty of parking
- Fabulous indoor heated swimming pool
- 3 balconies all with sea views to the front
- Arranged over 3 floors with a great size loft room
- Amazing sea views to the front and field views to the rear



## Nearest Schools

Primary Schools: Eastchurch C of E Primary 1.4 miles,  
Eastchurch C of E Primary 3.9 miles

Secondary Schools: Leigh Academy 7.8 miles

## Transport Information

Train Stations: Queenborough 9.1 miles, Swale 9.4 miles

## Address

Thorn Hill Road, Warden Way, Kent, ME12

## Directions

For directions to this property please contact us.





Call Sheerness Branch 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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