



**OVER 60?**

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

**Guide Price**  
**£280,000**

**Freehold**

4x  2x  1x 

**Marine Parade,  
Sheerness, Kent, ME12**

*Wards*  
Helping you move forwards





## Main features

- Great location only a short stroll from the High Street
- Additional cellar for extra storage
- Nice size lounge/diner perfect for family gatherings
- Sun room with double doors out to the rear garden
- Perfect for first time buyers as ready to move straight into

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 13'6 x 13'5 (4.12m x 4.09m)

Dining Area: 12'3 x 11'5 (3.74m x 3.48m)

Kitchen: 23'2 x 8'10 (7.07m x 2.69m)

Shower Room: 7'0 x 4'3 (2.14m x 1.30m)

Sun Room: 12'3 x 8'3 (3.74m x 2.52m)

### FIRST FLOOR

Landing

Bedroom 1: 17'5 x 14'1 (5.31m x 4.30m)

Bedroom 2: 12'2 x 11'8 (3.71m x 3.56m)

Bedroom 3: 12'1 x 8'3 (3.69m x 2.52m)

Bedroom 4: 11'7 x 8'0 (3.53m x 2.44m)

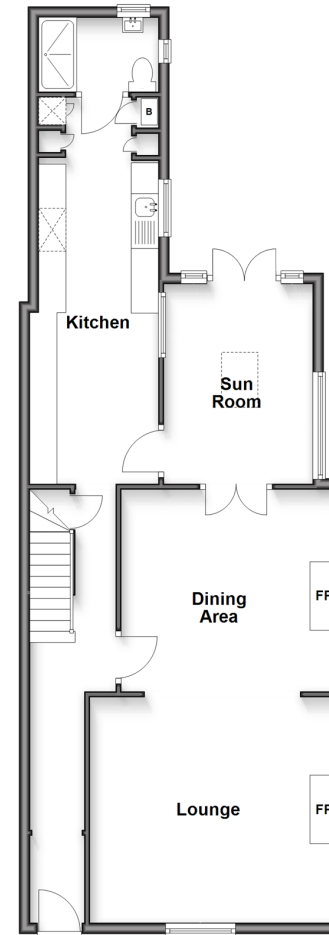
Bathroom: 7'7 x 4'8 (2.31m x 1.42m)

### OUTSIDE

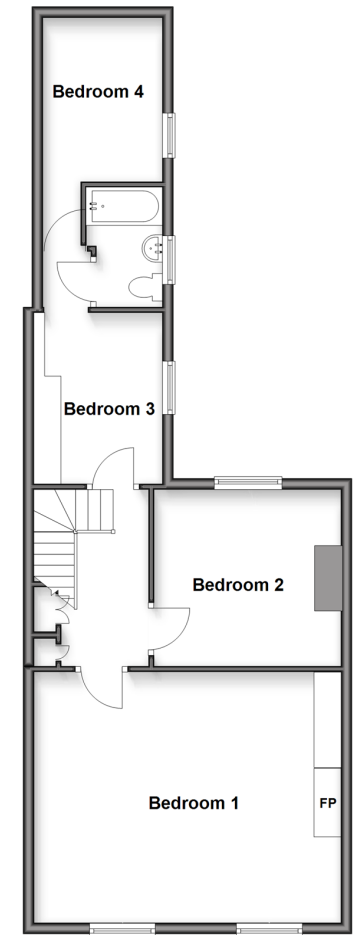
Front Garden

Rear Garden

**Lowest Ground Floor**  
Approx. 74.9 sq. metres (806.4 sq. feet)



**First Floor**  
Approx. 64.2 sq. metres (691.6 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
- 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 50% less, by purchasing a Lifetime Lease.



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