



Price
£375,000

Freehold

5x  2x  1x 

**Cliff Drive, Warden Bay,
Kent, ME12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Parking for multiple cars out the front**
- **Perfect family home with versatile bedroom space**
- **Great size lounge and dining room**
- **Garage with part used as storage/office**
- **Nice size rear garden with pond and views over Warden Bay**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 22'9 x 13'0 (6.94m x 3.97m)

Kitchen: 13'1 x 10'1 (3.99m x 3.08m)

Bedroom 2: 14'10 x 13'6 (4.52m x 4.12m)

Bedroom 4: 12'0 x 11'0 (3.66m x 3.36m)

Bathroom: 8'6 x 7'6 (2.59m x 2.29m)

FIRST FLOOR

Landing

Bedroom 1: 14'10 x 14'5 (4.52m x 4.40m)

Bedroom 3: 13'9 x 13'6 (4.19m x 4.12m)

Bedroom 5: 9'10 x 6'0 (3.00m x 1.83m)

Shower Room: 9'7 x 5'5 (2.92m x 1.65m)

OUTSIDE

Front Garden

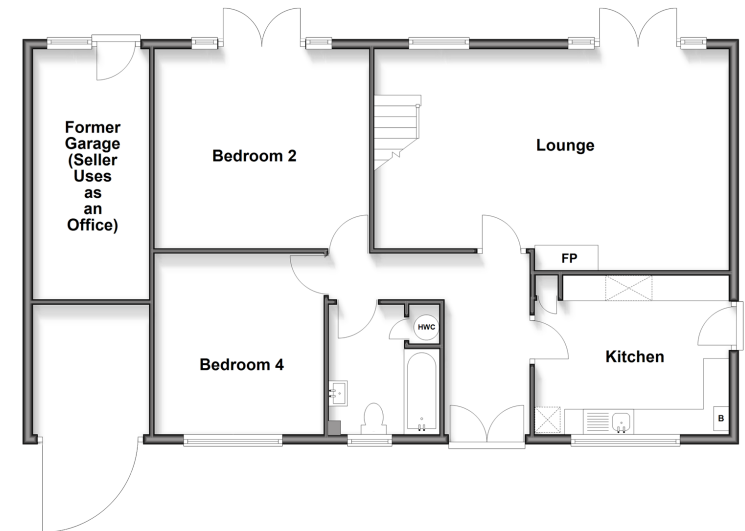
Off Road Parking

Rear Garden

Former Garage/Office: 16'5 x 7'9 (5.01m x 2.36m)

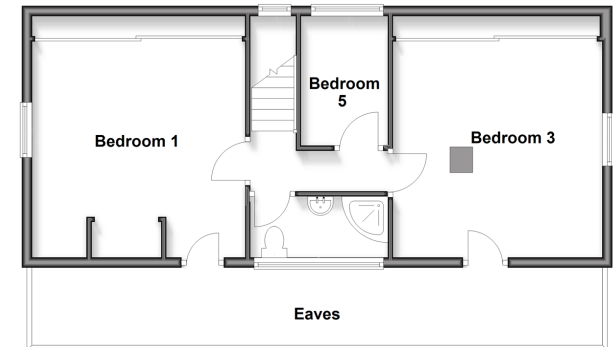
Ground Floor

Approx. 104.9 sq. metres (1128.9 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



Call Sheerness - 01795 664651 ■ 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 59% less, by purchasing a Lifetime Lease.



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