



OVER 60?
Secure this property
for up to **59% less!**

Price

£210,000

Freehold

3x 1x 1x

**Emerald View, Warden
Bay, Kent, ME12**

Wards
Helping you move forwards



Main features

- Close to local beach
- Lovely sun room to the rear
- Chain free
- Lovely size kitchen/diner, perfect for entertaining
- Set in a sought after location close to local amenities

Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 15'8 x 11'7 (4.78m x 3.53m)

Kitchen/Diner: 16'9 x 11'6 (5.11m x 3.51m)

Sun Room: 13'6 x 7'8 (4.12m x 2.34m)

FIRST FLOOR

Landing

Bedroom 1: 11'3 x 9'2 (3.43m x 2.80m)

Bedroom 2: 8'7 x 8'6 (2.62m x 2.59m)

Bedroom 3: 8'2 x 6'4 (2.49m x 1.93m)

Bathroom: 7'5 x 5'4 (2.26m x 1.63m)

OUTSIDE

Front Garden

Rear Garden

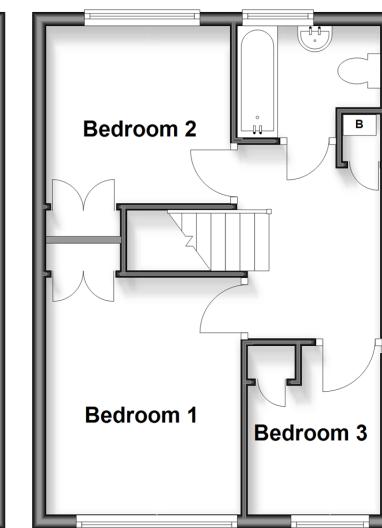
Ground Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



Call Sheerness - 01795 664651 ■ 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 50% less, by purchasing a Lifetime Lease.



CURRENT:
C(72)

POTENTIAL:
B(87)



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