

PRICE
£279,995

Freehold



**NICELY PRESENTED AND MAINTAINED MID
TERRACED HOUSE BUILT LESS THAN 10
YEARS AGO. FANTASTIC SEAVIEWS FROM
BOTH FLOORS TO FRONT AND
NO CHAIN EITHER!**

**Imperial Drive, Warden Bay
ME12 4SE**



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AWAITING FLOORPLAN

Seaside Serenity Meets Modern Comfort in Warden Bay
Rule & Rule are delighted to present this beautifully appointed three-bedroom terraced home, built less than a decade ago by a trusted local developer. Perfectly positioned just moments from the shoreline, this property offers the rare blend of coastal charm and contemporary living.

Step inside to discover a spacious lounge-diner bathed in natural light, with patio doors opening onto a neat, low-maintenance rear garden—ideal for summer gatherings or quiet morning coffees. The modern kitchen comes fully equipped with integrated appliances, complemented by a convenient ground floor WC. Upstairs, three generously sized bedrooms provide ample space for family life or visiting guests, while the family bathroom is finished to a high standard. Enjoy captivating near-sea views from both levels—a daily reminder of your enviable location. Outside, the front garden is designed for ease, and the private off street parking comfortably accommodates two vehicles.

Located in the ever-popular Warden Bay community, this home is perfect for families seeking a peaceful coastal lifestyle with all the comforts of modern construction.

To arrange your viewing, please contact Mark or Shannon at the office—we'd be delighted to show you around.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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