



**Guide Price**

**£285,000**

**Freehold**

3x  1x  2x 

**Sandown Drive,  
Herne Bay, Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Situated on a good size corner plot
- Ideal for those looking to put their own stamp on a property
- Gardens to rear and side
- Off road parking
- Potential to expand, subject to consents

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 1: 14'6 x 11'6 (4.42m x 3.51m)

Dining Room: 13'6 x 9'6 (4.12m x 2.90m)

Bedroom 3: 10'7 x 9'4 (3.23m x 2.85m)

Bedroom 2: 10'1 x 6'8 (3.08m x 2.03m)

Separate Toilet

Bathroom: 6'8 x 2'7 (2.03m x 0.79m)

Kitchen: 10'6 x 6'8 (3.20m x 2.03m)

Lounge: 17'8 x 11'4 (5.39m x 3.46m)

### OUTSIDE

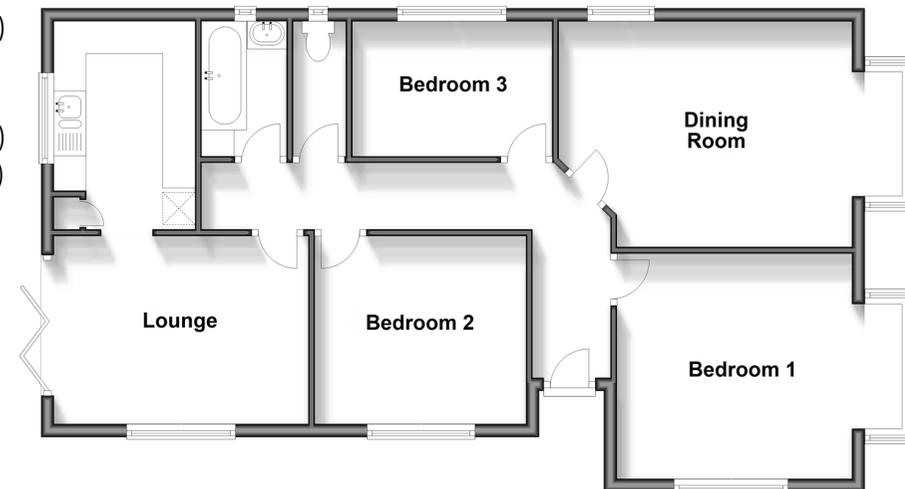
Driveway

Front Garden

Rear Garden

### Ground Floor

Approx. 80.7 sq. metres (868.9 sq. feet)



Call Herne Bay - 01227 361226 ■ [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 59% less, by purchasing a Lifetime Lease



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