



Westerly Way, St. Marys Island, ME4 3AA
Offers in excess of £650,000 Freehold

 4  3  1  B

**** SOUGHT AFTER LOCATION **** Located on Kent's picturesque and popular St Mary's Island, this lovely four bedroom executive home offers a wonderful mix of stunning views and contemporary living. Set over three floors there is plenty of space inside and outside, even offering a first floor balcony to take in the views too.

St Mary's Island has a school, doctors' surgery, community centre, along with some of the best river views in Kent. Just opposite the nearby Marina you will find a great selection of shops, restaurants, pub and cinema. Whereas nearby Chatham and Gillingham towns centre with all the shops/services of major towns, and mainline train stations with regular services to London and the Coast. The Chatham Maritime Trust annual charge for 2025/2026 was £592.22.

The property's benefits include: a modern fitted kitchen/family room with integrated and built in appliances (fridge freezer, 2 x ovens, hob, dishwasher, wine fridge), separate lounge, four double bedrooms, en-suite to master bedroom, built in storages cupboard, remainder of NHBC guarantee, large first floor balcony, rear garden with side access, driveway and garage.

Entrance hall

Cloakroom/WC

Kitchen/Dining room
19'9" x 18'5" (6.02m x 5.61m)

First floor landing

Living room
22'0" x 18'6" (6.71m x 5.64m)

Balcony
19'0" x 6'0" (5.79m x 1.83m)

Bedroom three
12'0" x 11'1" (3.66m x 3.38m)

Bathroom
7'3" x 6'7" (2.21m x 2.01m)

Second floor landing

Master bedroom
17'8" x 11'1" (5.38m x 3.38m)

En suite
11'1" x 5'0" (3.38m x 1.52m)

Bedroom two
11'2" x 11'1" (3.40m x 3.38m)

Bedroom four
12'4" x 7'3" (3.76m x 2.21m)

Bathroom
7'3" x 6'8" (2.21m x 2.03m)

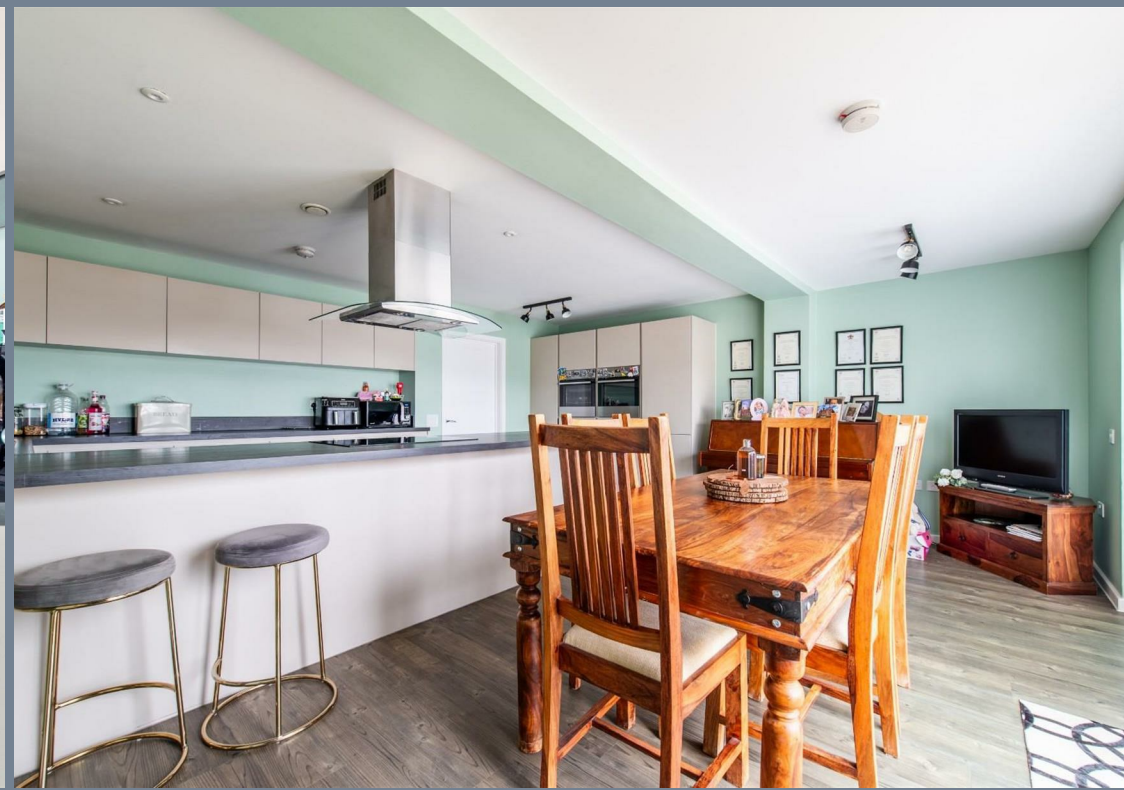
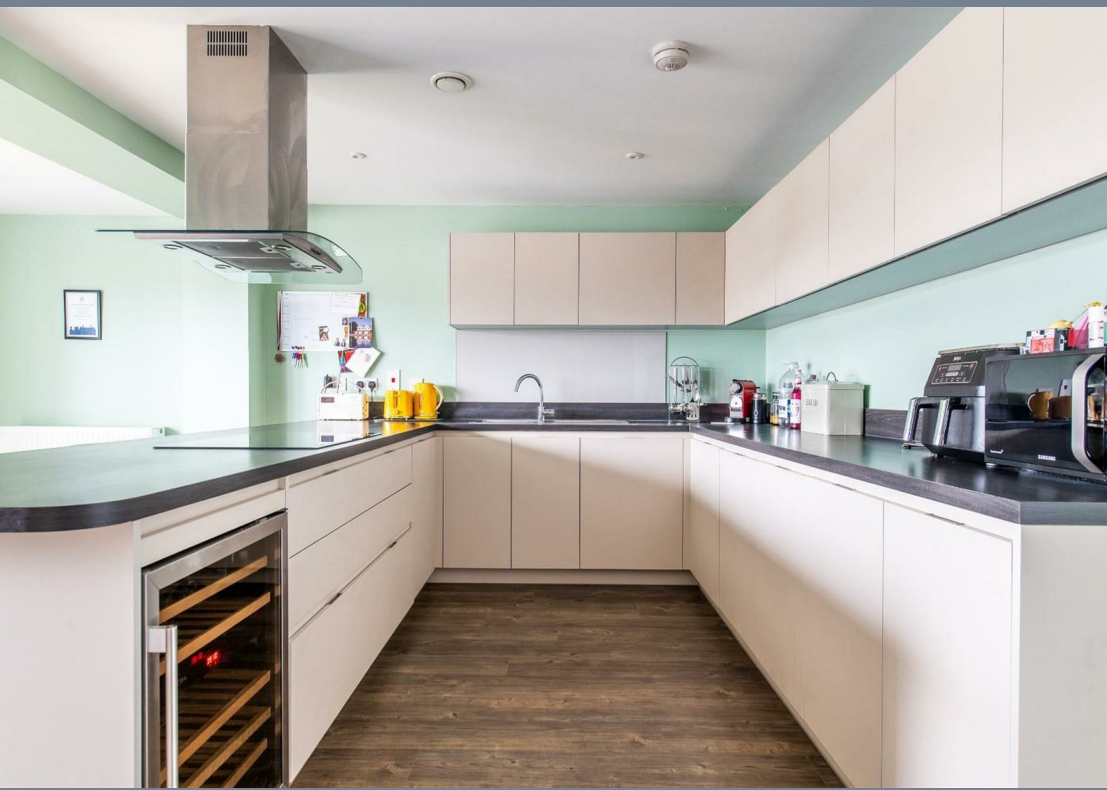
Integral garage
22'11" x 11'1" (6.99m x 3.38m)

Rear garden
25' x 25' (7.62m x 7.62m)

Tenure: FREEHOLD

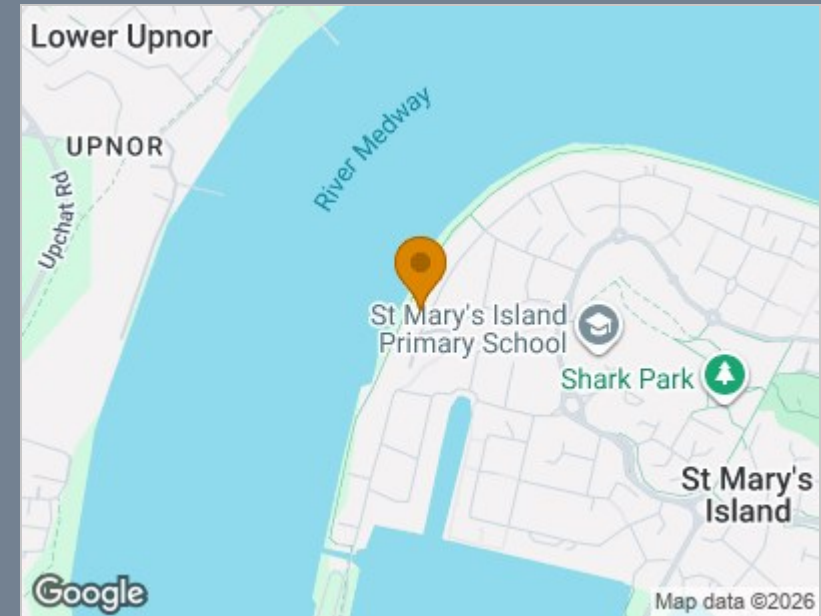
Council tax: Band F







Total area: approx. 190.8 sq. metres (2053.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.