

PRICE

Offers Over
£300,000

Freehold



**INVESTMENT OPPORTUNITY COMPRISING A 1
BEDROOM BASEMENT FLAT AND A 3 STOREY 4
BED MAISONETTE ABOVE, CENTRALLY
HEATED AND DOUBLE GLAZED & NO CHAIN!**

**Marine Parade, Sheerness
ME12 2AP**





BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



While every attempt has been made to ensure the accuracy of the footprints contained herein, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the given time.
Made with Metreplan 10.0.0.0

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Investors, take note of this rare opportunity: a substantial four-storey seafront property comprising a self-contained one-bedroom basement flat with a spacious four-bedroom maisonette above with sea views and an en-suite to bedroom 4.

Both units benefit from gas central heating, double glazing, and modern fitted kitchens and bathrooms. The upper floors enjoy sweeping sea views, adding to the property's appeal. With its generous footprint and flexible layout, the building offers excellent potential—whether reinstating it as a five-bedroom family home or reconfiguring into multiple flats, subject to the necessary planning consents. Opportunities of this calibre along the seafront seldom come to market, so early viewing is strongly advised.

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.