



**Guide Price**

**£225,000**

**Freehold**

3x  1x  1x 

**St. James Close, Warden  
Bay, Kent, ME12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- 2 allocated parking spaces
- Separate garden spaces to the rear and side
- Versatile side extension ideal for hosting
- Separate dining area
- Modern kitchen with fitted appliances

## Accommodation

### GROUND FLOOR

Downstairs Cloakroom: 9'6 x 2'7 (2.90m x 0.79m)  
 Entrance Hall  
 Lounge: 14'8 x 10'3 (4.47m x 3.13m)  
 Kitchen: 9'7 x 7'8 (2.92m x 2.34m)  
 Dining Area: 16'2 x 8'3 (4.93m x 2.52m)  
 Study/Gym: 13'0 x 7'6 (3.97m x 2.29m)  
 Bar: 7'6 x 6'7 (2.29m x 2.01m)

### FIRST FLOOR

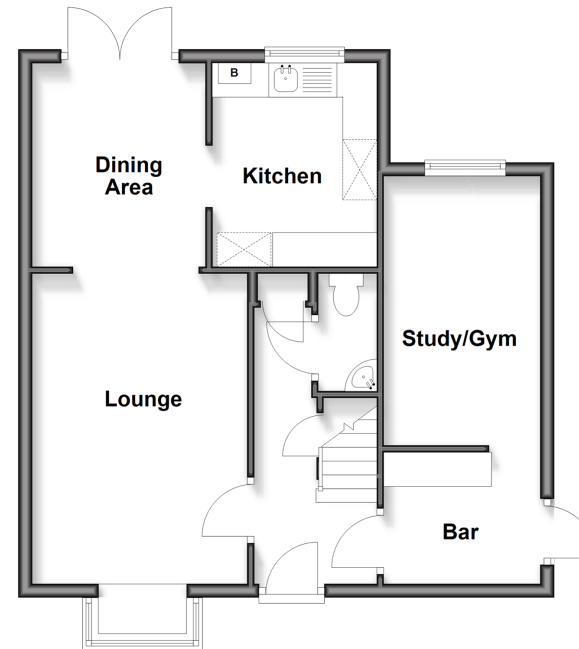
Bedroom 1: 10'8 x 10'0 (3.25m x 3.05m)  
 Bedroom 2: 11'8 x 7'6 (3.56m x 2.29m)  
 Bedroom 3: 9'4 x 8'7 (2.85m x 2.62m)  
 Bathroom: 10'7 x 9'6 (3.23m x 2.90m)

### OUTSIDE

Front Garden  
 2 parking spaces  
 Rear Garden

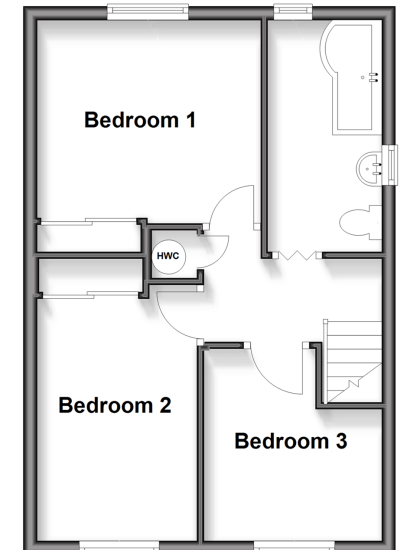
### Ground Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Call Sheerness - 01795 664651 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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