

# PHIL ABRAHART



## Waterside View, Warden, Sheerness, Kent, ME12 4PW

£200,000

3 1 2



Just moments from the beach and offered with no forward chain, this spacious three bedroom home also enjoys the bonus of a garage positioned just out the back gate. Imagine morning walks along the coastline, sea air on your doorstep and the convenience of shops, schools and transport links close by. Inside, the property welcomes you through an entrance porch, ideal for coats and shoes, leading into a bright lounge perfect for relaxing evenings. The separate kitchen opens into a dining area, creating a sociable space for meals and entertaining, while the conservatory offers an extra room to enjoy all year round. Upstairs are three well proportioned bedrooms and family bathroom. Outside, the rear garden provides space for children, pets or summer gatherings, with a rear gate leading directly to the garage plus a personal access door. The garage would benefit from refurbishment, yet remains a valuable addition with excellent future potential. PA1009

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- Three Separate bedroom home close to Warden Bay beach
- Conservatory overlooking the rear garden
- Buses, coastal walks, cycling routes and Leysdown attractions nearby
- Rear garden with gate leading to En-bloc garage
- Bonus of a garage with personal access door(Garage requires refurbishment)
- Local primary school, convenience store and numerous shops/bakery in Leysdown
- Separate kitchen with adjoining dining area
- No forward chain for a smoother move
- Fab Seaview from the second bedroom(See pictures)
- Quote PA1009

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Approximate Gross Internal Floor Area = 81.4 sq m / 877 sq ft

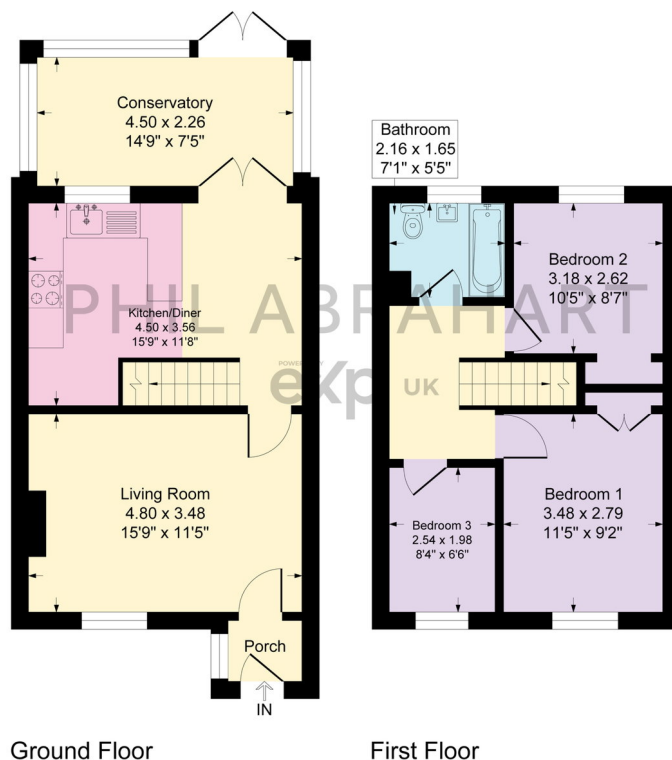


Illustration for identification purposes only, measurements are approximate, not to scale.

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