



Guide Price
£210,000

Freehold

2x  1x  1x 

**Napier Terrace, Marine
Parade, Sheerness, Kent,
ME12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Beautifully decorated lounge and dining area
- Stylish and modern kitchen/breakfast room with built in oven and hob
- Rear conservatory leading out to the rear garden
- Across the road from the Blue Flag awarded beach
- Low maintenance garden with rear access

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge Area: 15'1 into bay (4.60m) x 12'6 (3.81m) narrowing to 11'11 (3.63m)
 Dining Area: 12'1 x 10'9 (3.69m x 3.28m)
 Conservatory: 10'2 x 6'9 (3.10m x 2.06m)
 Kitchen/Breakfast Room: 19'3 x 9'6 (5.87m x 2.90m)

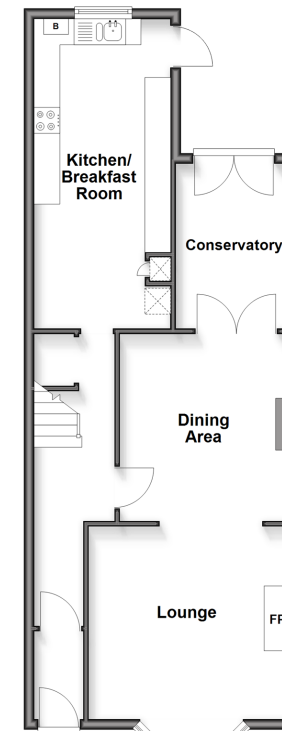
SPLIT LEVEL FIRST FLOOR

Landing
 Bedroom 1: 15'5 x 14'7 (4.70m x 4.45m)
 Bedroom 2: 11'9 x 11'1 (3.58m x 3.38m)
 Separate Toilet: 4'3 x 3'0 (1.30m x 0.92m)
 Bathroom: 8'9 x 8'5 (2.67m x 2.57m)

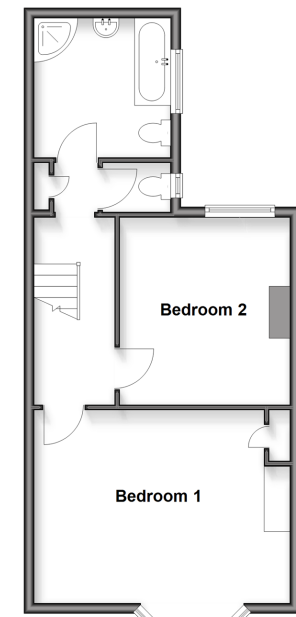
OUTSIDE

Front Garden
 Rear Garden

Split Level Ground Floor
 Approx. 60.7 sq. metres (653.9 sq. feet)



Split Level First Floor
 Approx. 47.2 sq. metres (508.5 sq. feet)



Call Sheerness - 01795 664651 ■ 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 59% less, by purchasing a Lifetime Lease

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



11633793/20260307/DS/MH