



Guide Price

£400,000

Freehold

2x  1x  1x 

**The Esplanade,
Rochester, Kent, ME1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Offered for sale chain free to assist in a smooth transaction
- Loft room with potential to extend and create an office space or additional bedroom (subject to the necessary planning)
- Garage
- Views of River Medway to the front and church fields to side
- Located within walking distance of the High Street, railway station as well as good schools

Accommodation

GROUND FLOOR

Porch
 Hallway
 Lounge: 13'4 x 10'11 (4.07m x 3.33m)
 Kitchen: 12'2 x 10'10 (3.71m x 3.30m)
 Bedroom 1: 11'0 x 10'11 (3.36m x 3.33m)
 Bedroom 2: 10'10 x 8'11 (3.30m x 2.72m)
 Shower Room: 10'11 x 5'0 (3.33m x 1.53m)

OUTSIDE

Front and Rear Garden
 Garage

Ground Floor

Approx. 67.3 sq. metres (724.6 sq. feet)



Call Rochester - 01634 830925 ■ wardsof Kent.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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