



**Guide Price**  
**£450,000**

**Freehold**

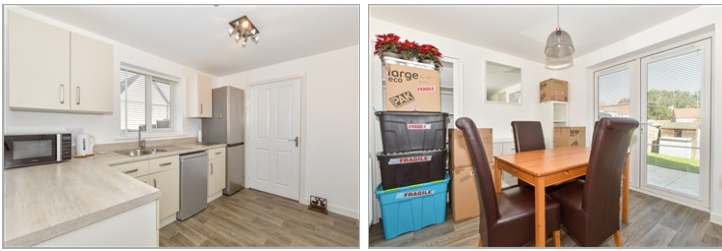
4x  2x  2x 

**Watling Drive,  
Newington,  
Sittingbourne, Kent,  
ME9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Car port and large driveway
- Covered by NHBC New Build warranty
- Set in a quiet residential area with close links to the A249, M2 and M20
- Perfect move-in ready condition
- Neutral decor throughout, ideal to add your own stamp
- Chain free

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Study: 10'8 x 10'2 (3.25m x 3.10m)  
 Lounge: 13'5 x 10'7 (4.09m x 3.23m)  
 Kitchen/Diner: 20'3 x 10'2 (6.18m x 3.10m)  
 Utility Room: 6'1 x 5'3 (1.86m x 1.60m)  
 Cloakroom

### FIRST FLOOR

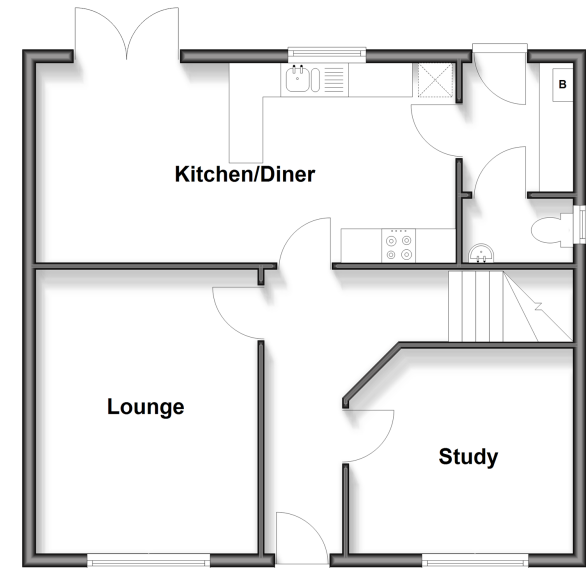
Landing  
 Bedroom 1: 11'4 x 11'1 (3.46m x 3.38m)  
 En-Suite Shower Room  
 Bedroom 2: 11'7 x 10'9 (3.53m x 3.28m)  
 Bedroom 3: 10'1 x 8'9 (3.08m x 2.67m)  
 Bedroom 4: 8'3 x 7'8 (2.52m x 2.34m)  
 Bathroom

### OUTSIDE

Front Garden  
 Driveway & Car Port  
 Rear Garden

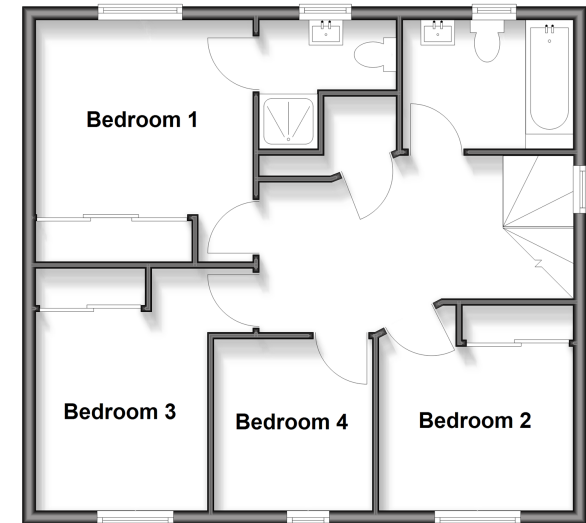
## Ground Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



## First Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



Call Sittingbourne - 01795 427272 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



11738409/20260415/MC1/MC1