



Westerly Way, St. Marys Island, ME4 3AA
Offers in excess of £650,000 Freehold

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****GREAT VIEWS**** Located on Kent's picturesque and popular St Mary's Island, this lovely four bedroom executive home offers a wonderful mix of stunning views and contemporary living. Set over three floors there is plenty of space inside and outside, even offering a first floor balcony to take in the views too.

St Mary's Island has a school, doctors' surgery, community centre, along with some of the best river views in Kent. Just opposite the nearby Marina you will find a great selection of shops, restaurants, pub and cinema. Whereas nearby Chatham and Gillingham towns centre with all the shops/services of major towns, and mainline train stations with regular services to London and the Coast. The Chatham Maritime Trust annual charge for 2025/2026 was £592.22.

The property's benefits include: a modern fitted kitchen/family room with integrated and built in appliances (fridge freezer, 2 x ovens, hob, dishwasher, wine fridge), separate lounge, four double bedrooms, en-suite to master bedroom, built in storages cupboard, remainder of NHBC guarantee, large first floor balcony, rear garden with side access, driveway and garage.

Entrance hall

Cloakroom/WC

Kitchen/Dining room
19'9 x 18'5 (6.02m x 5.61m)

First floor landing

Living room
22'0 x 18'6 (6.71m x 5.64m)

Balcony
19'0 x 6'0 (5.79m x 1.83m)

Bedroom three
12'0 x 11'1 (3.66m x 3.38m)

Bathroom
7'3 x 6'7 (2.21m x 2.01m)

Second floor landing

Master bedroom
17'8 x 11'1 (5.38m x 3.38m)

En suite
11'1 x 5'0 (3.38m x 1.52m)

Bedroom two
11'2 x 11'1 (3.40m x 3.38m)

Bedroom four
12'4 x 7'3 (3.76m x 2.21m)

Bathroom
7'3 x 6'8 (2.21m x 2.03m)

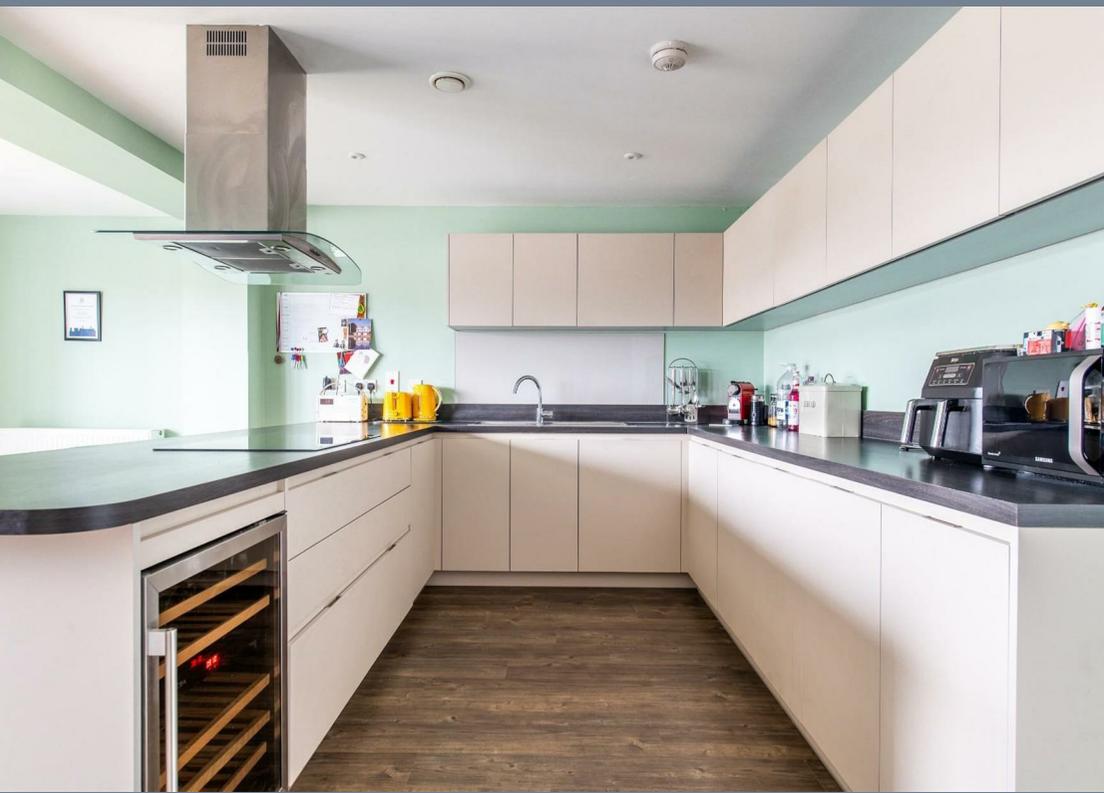
Integral garage
22'11 x 11'1 (6.99m x 3.38m)

Rear garden
25' x 25' (7.62m x 7.62m)

Tenure: FREEHOLD

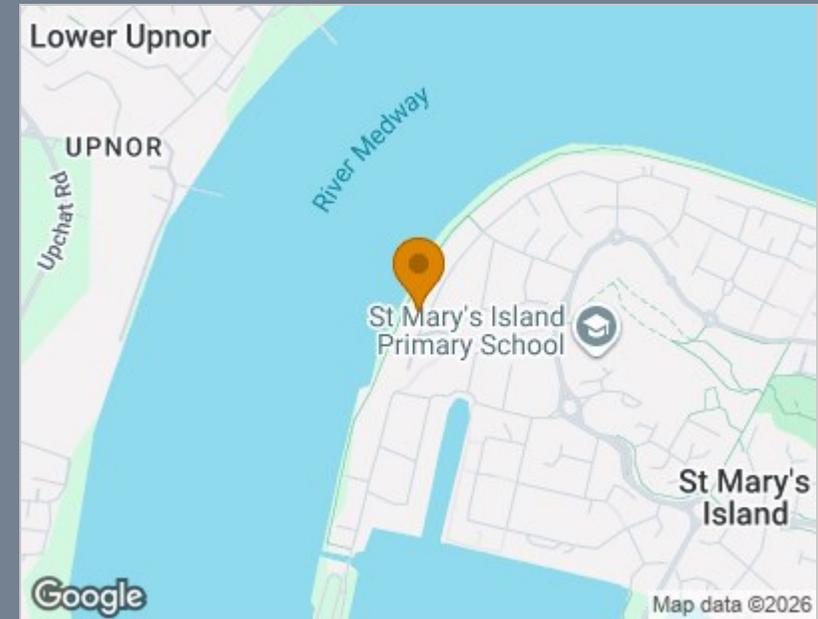
Council tax: Band F







Total area: approx. 190.8 sq. metres (2053.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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