

PRICE
£175,000

Freehold



**A SPACIOUS 3 BED TERRACED HOUSE
ACROSS THE ROAD FROM THE BEACH.
IN NEED OF MODERNISATION.**

**Marine Parade, Sheerness
ME12 2BE**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

BY THE SEASIDE! A fantastic opportunity to secure a Victorian three-bedroom terraced home just a stone's throw from the pebbly beach—quite literally over the road.

This characterful property offers two versatile reception rooms and a kitchen on the ground floor, giving you flexible space for living, dining, working, or entertaining.

Upstairs, you'll find three well-proportioned bedrooms along with a family bathroom. The house is vacant and ready for transformation, ideal for anyone keen to modernise, personalise, or add value.

Whether you're a first-time buyer, an investor, or simply someone who loves the idea of coastal living, this could be the perfect project. To arrange an escorted viewing, just give Mark or Shannon a call.

AWAITING
FLOORPLAN

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.