PRICE

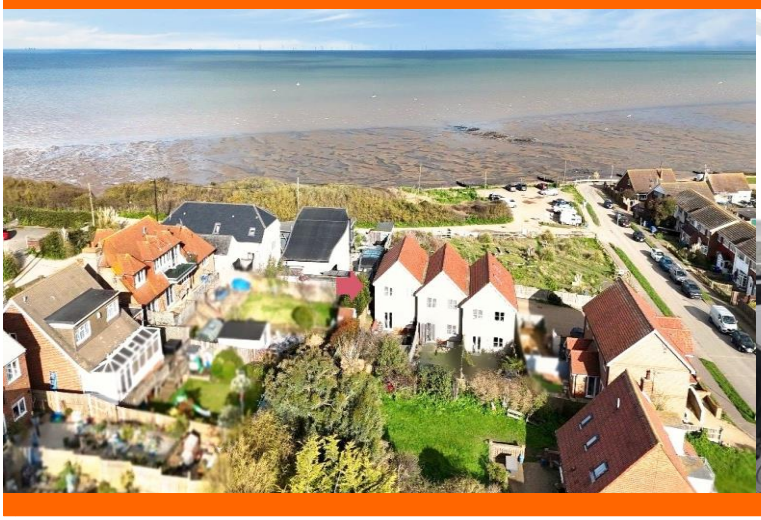
£280,000

Freehold

A MODERN, NICELY PRESENTED 3 BED END TERRACED HOUSE SITUATED JUST A SHORT STROLL FROM THE SEAFRONT!

Scan 3d code for more info

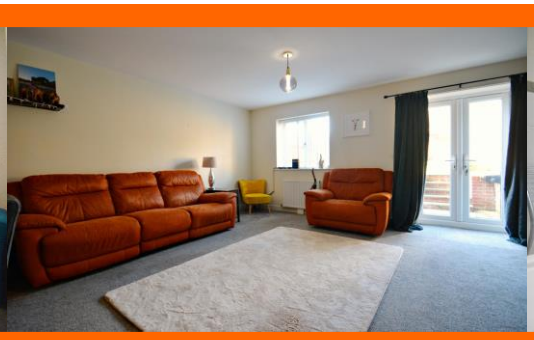
Cliff Approach, Warden-Bay ME12 4SE

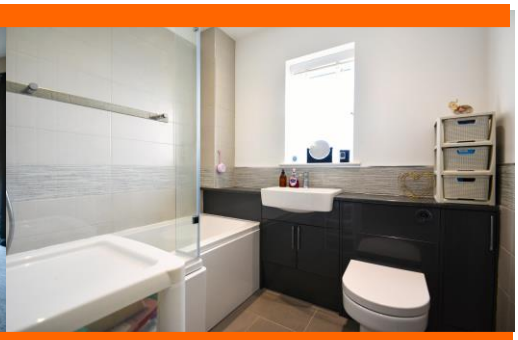


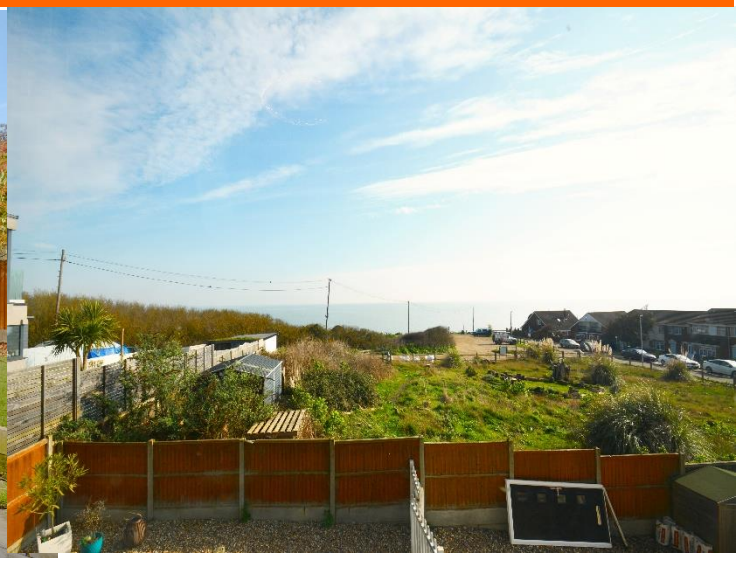
www.rule and rule.co.uk
independent estate agents

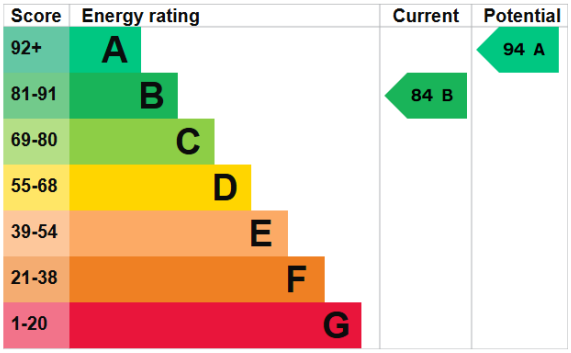
OnTheMarket Zoopla Smarter property search rightmove THE GUILD PROPERTY PROFESSIONALS

www.ruleandrule.co.uk | facebook.com/ruleandrule | T: 01795 662604









Rule & Rule are delighted to present this beautifully maintained three-bedroom end-terraced home, built just over a decade ago by a respected local developer. Perfectly positioned just moments from the shoreline, it offers an irresistible blend of coastal calm and contemporary convenience.

Step inside to a bright and spacious lounge-diner, complete with patio doors that open onto a neat, low-maintenance rear garden—ideal for summer gatherings, relaxed evenings, or quiet morning coffees. The modern kitchen features fully integrated appliances, and there's a handy ground-floor WC for added practicality. Upstairs, you'll find three well-proportioned bedrooms, offering excellent flexibility for families, guests, or home working. The master bedroom benefits from its own en-suite, while the family bathroom is finished to a high standard. From both levels, you can enjoy glimpses of the sea—a daily reminder of your enviable location.

Outside, the front garden is designed for ease, and the private off-street parking comfortably accommodates two vehicles, with additional space available for visitors. Set within the ever-popular Warden Bay community, this home is perfect for families seeking a peaceful coastal lifestyle without compromising on modern comfort.

To arrange your viewing, please contact Mark or Shannon at the office—we'd be delighted to show you around.

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.