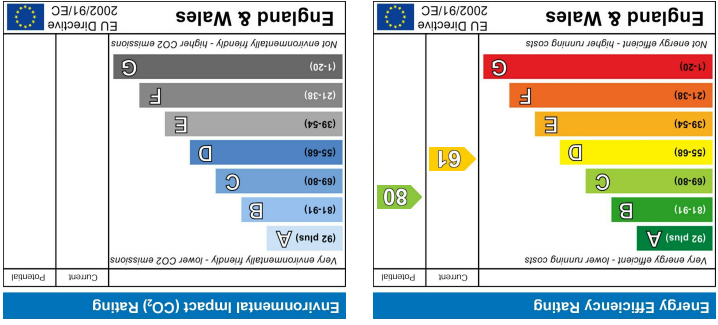


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

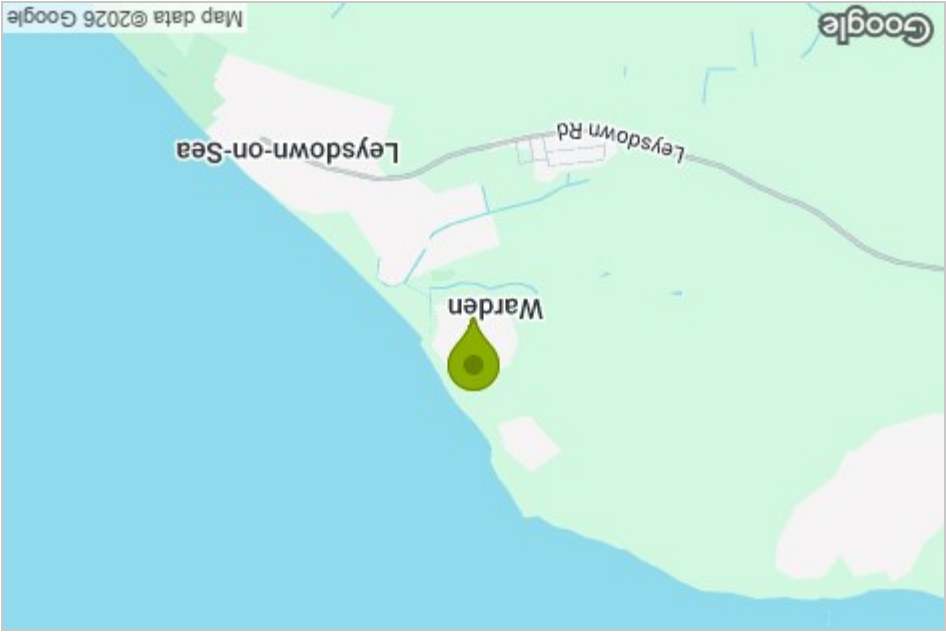
James Perry
 3 Broadway, Sheerness, Kent, ME12 1AB
 Tel: 01795 666 666 Email: sales@james-perry.co.uk www.james-perry.co.uk

Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map



Floor Plan



Three Doors Beach Approach

Warden, Sheerness, ME12 4NJ

Asking price £250,000



Three Doors Beach Approach



- Full Planning Permission Granted 25/503482/FULL
- In Warden Bay Near Sea
- Existing Non Traditional 2 Bed Bungalow Will Be Demolished
- One Not To Be Missed
- New Build Two Three Bed Semi Detached
- Land Available £250,000 For Both Plots
- Rare Opportunity Of Land With Full Planning Permission
- Calling All Investors And Developers

Description

Both Plots £250,000 Full Planning Permission Granted

In the charming area of Beach Approach, Warden, Sheerness, this property presents a unique opportunity for those looking to invest in a new build. Currently, the site features a non-traditional two-bedroom bungalow, which is set to be demolished, making way for exciting new developments.

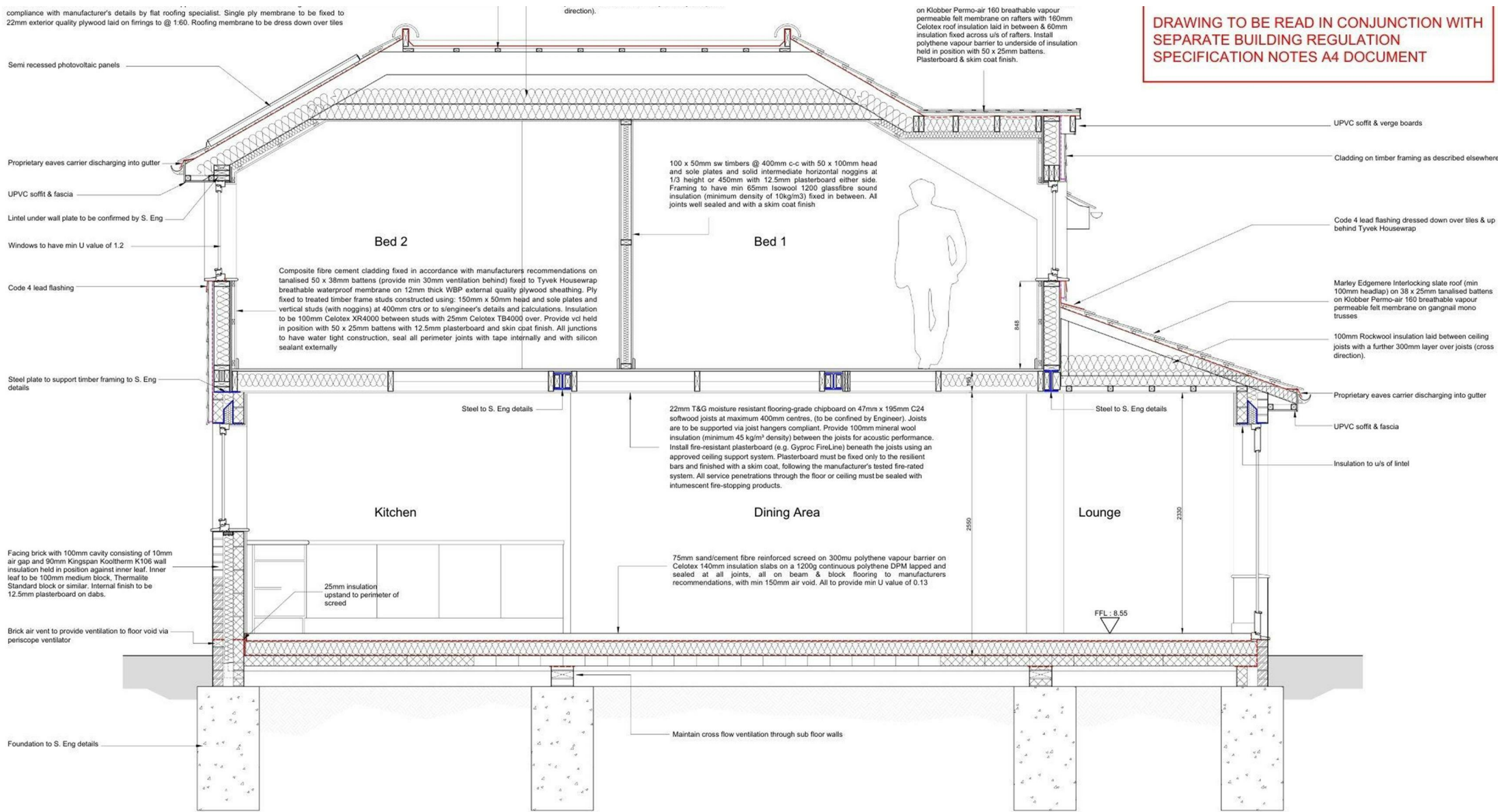
The property boasts full planning permission granted under reference 25/503482/FULL for the construction of two semi-detached houses, each with three bedrooms. This is an excellent chance for buyers or investors to create modern homes tailored to contemporary living standards.

The existing bungalow includes two reception rooms, providing ample space for relaxation and entertainment. With one bathroom, the layout is functional, yet the real value lies in the potential for redevelopment. The land is available for £250,000 for both plots, offering a promising investment in a desirable location.

Warden is known for its picturesque surroundings and proximity to the coast, making it an attractive area for families and individuals alike. This property not only offers a chance to build new homes but also to become part of a vibrant community.

Whether you are looking to invest or create your dream home, this property on Beach Approach is a remarkable opportunity not to be missed.

Warden, Sheerness, ME12 4NJ



DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATION SPECIFICATION NOTES A4 DOCUMENT

SECTION A - A

0 0.5 1m
1:25 Scale