



Jetty Road, Warden, Sheerness

NEWLY BUILT PAIR OF SEMI DETACHED HOMES WITH OPEN SEA VIEWS TO FRONT - A rare opportunity to purchase one of two brand new chalet bungalow style properties on Jetty Road, Warden Bay. Both properties have the lounge/living space optimizing the sea views to front with balconies to enjoy the far reaching views. The properties have been carefully thought out and the kitchens both come with bi-folding doors to garden, which truly brings the outdoors, indoors! Good size gardens to rear, decent size access and off road parking for several vehicles mean that these properties should be high on your viewing list. **CALL NOW TO VIEW!**

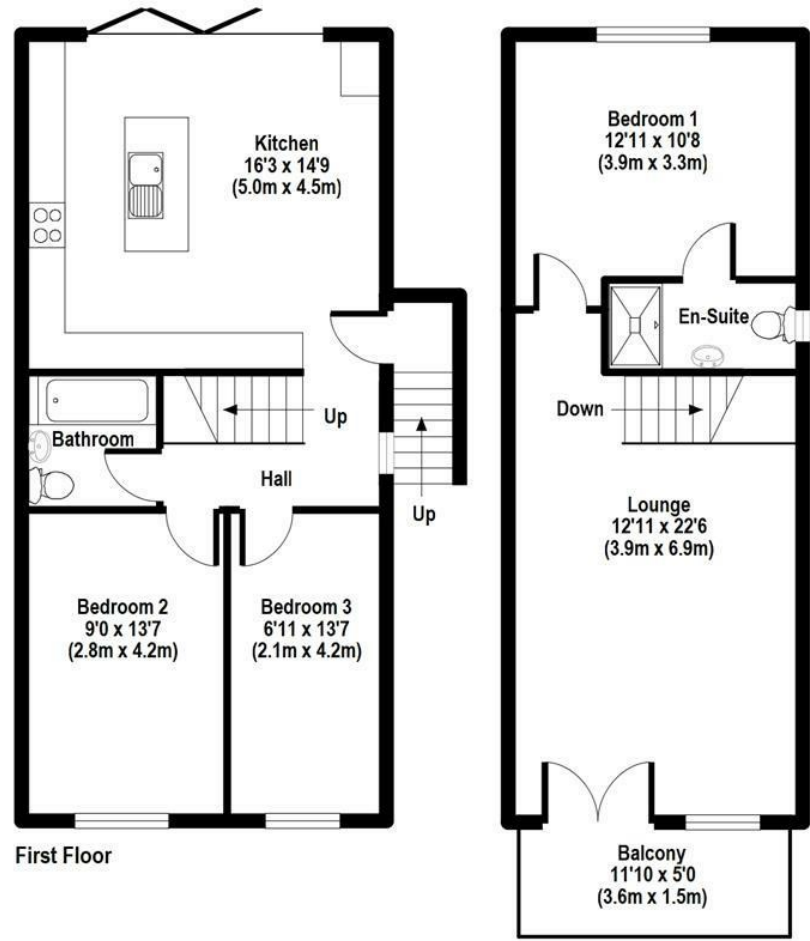
AGENTS NOTE The floorplan, internal photographs and garden shots are of the twin property which is a latter stage of construct. The floorplan and photographs are for indicative purposes and will be updated as the build progresses.

Asking Price £325,000

- NEW BUILD WITH SEA VIEWS
- Three Bedroom Chalet Style Bungalow
- Lounge with Balcony with Sea Views to Front
- Off Road Parking for Several Vehicles
- EPC Rating TBC
- Master Bedroom with En-Suite
- Walking Distance to Local Beach
- CALL NOW TO VIEW!







First Floor

Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 1085 sq. ft / 101 sq. m

4a Jetty Road

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.