



Warden View Gardens, Leysdown-On-Sea

Guide Price £300,000

## Key Features

- **\*\*\* Guide Price £300,000 - £325,000 \*\*\***
- **Semi-Detached Three Bedroom Bungalow**
- **Recently Renovated**
- **Two Bathroom**
- **Low Upkeep Garden**
- **Parking For 5+ Cars**
- **Spacious Property**
- **Large Versatile Outbuildings To The Rear**
- **EPC Register D (63)**
- **Council Tax Band B**



## Property Summary

Here at LambornHill, we are excited to present this stunning three-bedroom house equipped with all the comforts of modern living. The property features over 5 parking spaces, two family bathrooms decorated to a high standard, modern kitchen appliances, and a utility room.



## Property Overview

Upon entering, you are greeted by a porch leading to a spacious hallway, perfect for hanging coats and storing shoes. To the left is the master bedroom, offering ample storage space and a double bed. Directly ahead, you'll find one of the two modern bathrooms, each featuring a three-piece suite. To the right is the second bedroom, a spacious room with versatile uses. Off the hall, there is a large lounge/diner, a bright space with plenty of potential for various configurations.

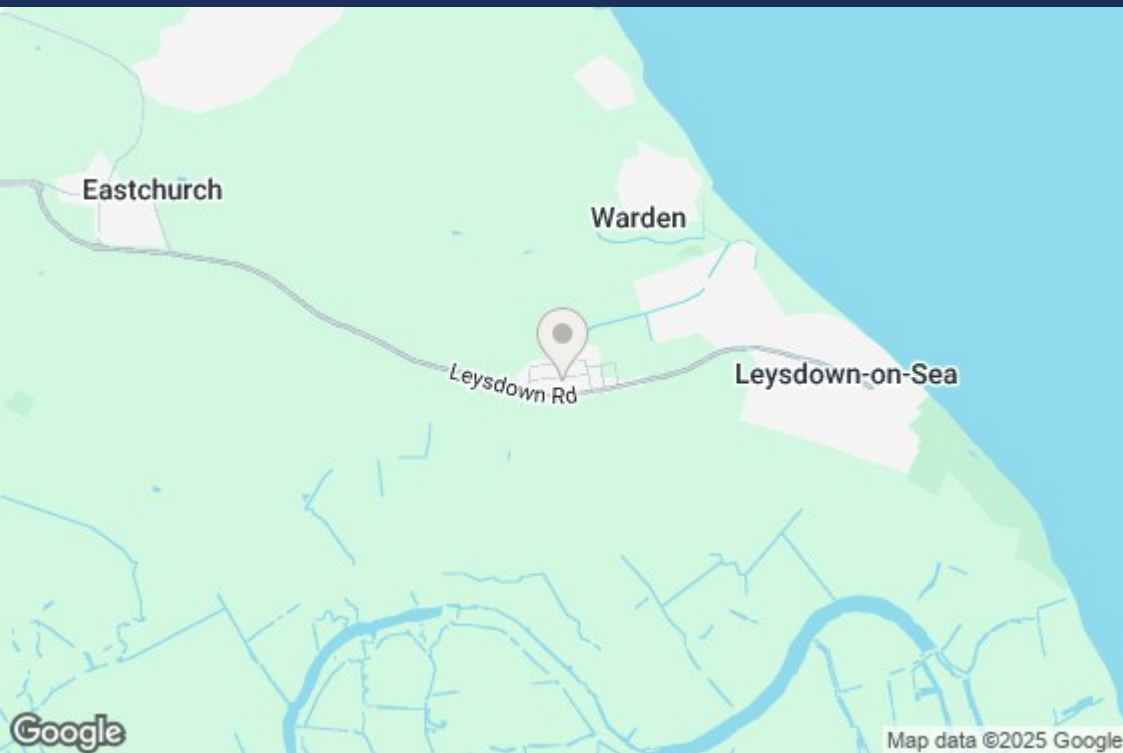
The heart of the home is the large kitchen, a chef's dream equipped with modern appliances including a state-of-the-art oven and sleek refrigerator. The kitchen offers ample counter space and storage, making it as functional as it is stylish. Adjacent to the kitchen is the second family bathroom with contemporary fittings, and the utility room, which provides additional space for laundry and storage, keeping the main living areas clutter-free.

The kitchen opens up to a well-maintained garden, perfect for entertaining guests or enjoying a quiet afternoon outdoors. The third bedroom, accessible from the kitchen, offers a private retreat for guests or family members.

This property combines comfort, style, and practicality, making it an ideal family home. Don't miss out on this opportunity to own a beautiful, well-equipped home. Contact us today to arrange a viewing and experience all this wonderful property has to offer.

## About The Area

Leysdown-on-Sea is a charming seaside village on the eastern coast of the Isle of Sheppey, offering a peaceful, close-knit community and a relaxed pace of life—perfect for those looking to enjoy their retirement in tranquil surroundings. The area is known for its open skies, fresh sea air, and scenic coastal walks, with beautiful views across the Thames Estuary. A flat and easily walkable high street provides access to essential amenities, including local shops, cafés, a post office, and pharmacy, while regular bus services connect residents to nearby towns such as Sheerness and Sittingbourne for broader shopping and healthcare options. The nearby promenade and beach are popular spots for gentle strolls, meeting friends, or simply enjoying the coastal atmosphere. With its combination of natural beauty, friendly locals, and practical conveniences, Leysdown-on-Sea is an ideal place for those seeking a quiet, well-connected, and fulfilling lifestyle by the sea.



• Lounge / Diner  
24'7 x 12'0

• Kitchen  
12'10 x 12'10

• Bedroom One  
13'0 x 12'0

• Bedroom Two  
11'0 x 10'8

• Bedroom Three  
11'0 x 8'0

• Utility Room

• Shower Room

• Bathroom

## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

Lets Keep It Local. Lets Keep It LambornHill



Total floor area 95.3 m<sup>2</sup> (1,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com



www.lambornhill.com