


# Guide Price £425,000

Warden Road, Eastchurch, Sheerness

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# Summary of Warden Road

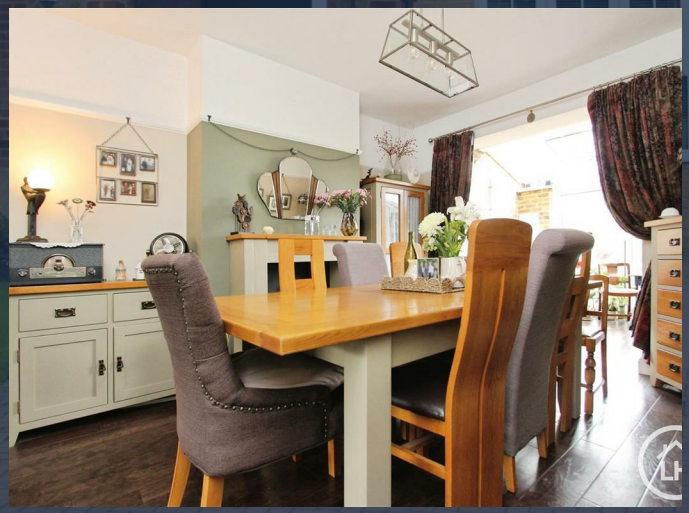
Exceptional three/four-bedroom semi-detached home • Beautifully presented throughout • Impeccably maintained • Traditional period charm & character • Modern construction • Contemporary living throughout • Generous & flexible accommodation • Ideal family home • Perfect for professionals • Excellent for multi-generational living

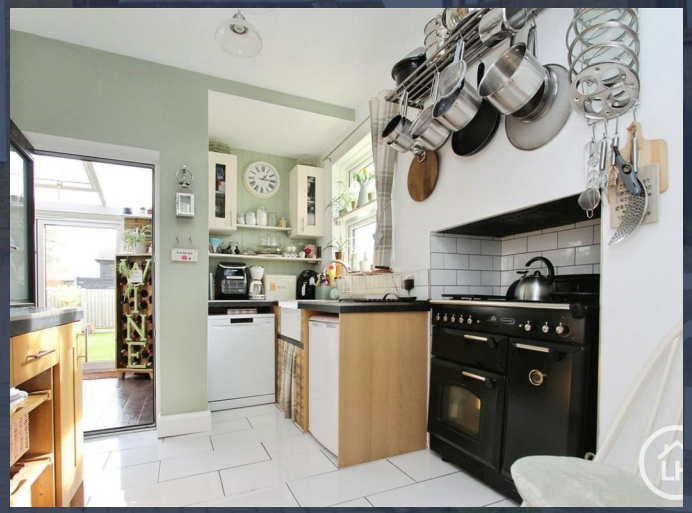
## Key Features

- 3/4 Bedroom Semi-Detached House
- 5 minute walk to Eastchurch village
- Period-inspired design with modern construction
- Three bathrooms (including en-suite) plus downstairs W/C
- Three genuine double bedrooms
- Flexible ground-floor accommodation
- Brick Conservatory overlooking the garden
- Large outbuilding with annex potential
- EPC Rating N/A (Awaited)
- Council Tax Band C

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## Property Overview

The ground floor provides a superb balance of formal and informal living space. A welcoming lounge offers a cosy yet elegant setting, while the dining room flows seamlessly into a stunning conservatory, a bright and uplifting space overlooking the garden, perfect for entertaining or relaxing year-round.

A versatile additional reception room (currently used as a hobby room/bedroom) provides excellent flexibility as a fourth bedroom, home office, or playroom. The well-appointed kitchen is complemented by a separate utility room and a convenient ground-floor W/C.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, a rarity for homes of this style. The principal bedroom enjoys elevated views towards the historic Shurland Castle, adding a unique and attractive outlook.

There are two bathrooms on this floor, including an en-suite shower room, ensuring convenience and comfort for busy households.

The rear garden is attractively landscaped and provides a private outdoor retreat ideal for both relaxation and entertaining. At the far end sits a substantial outbuilding currently used for storage and leisure purposes, but notably constructed with future conversion in mind. Subject to the necessary permissions, this space offers exciting potential to create a self-contained one-bedroom studio annex, perfect for guests & extended family.

## About The Area

Set within the heart of the Isle of Sheppey, Eastchurch is a well-regarded village offering a quieter, semi-rural lifestyle while still keeping day-to-day amenities within easy reach. The area is known for its open skies, coastal walks and a real sense of community, making it popular with those looking for a slower pace without feeling cut off.

For commuters, Sheerness provides rail connections via the Sheerness Line (with services operated by Southeastern), linking into the wider Kent network for onward travel.

The island is also a brilliant spot for nature lovers, with wide marshland landscapes and excellent birdwatching nearby, including Elmley Nature Reserve. Eastchurch itself has strong historical ties to early British aviation, celebrated locally at the Eastchurch Aviation Museum.

## Lounge

4.62m x 3.76m (15'2 x 12'4)

## Dining Room

4.09m x 3.63m (13'5 x 11'11)

## Kitchen

3.96m x 2.29m (13'0 x 7'6)

## Extention

3.96m x 2.39m (13'0 x 7'10)

## Utility Room

2.79m x 1.78m (9'2 x 5'10)

## Bedroom Four / Hobby Room

3.00m x 2.79m (9'10 x 9'2)

## Downstairs W/C

## Bedroom One

3.68m x 1.85m (12'1 x 6'1)

## Bedroom Two

3.78m x 3.66m (12'5 x 12'0)

## Bedroom Three

4.65m x 4.39m (max inc ensuite) (15'3 x 14'5 (max inc ensuite))

## Bathroom

2.41m x 1.85m (7'11 x 6'1)

## About LambornHill

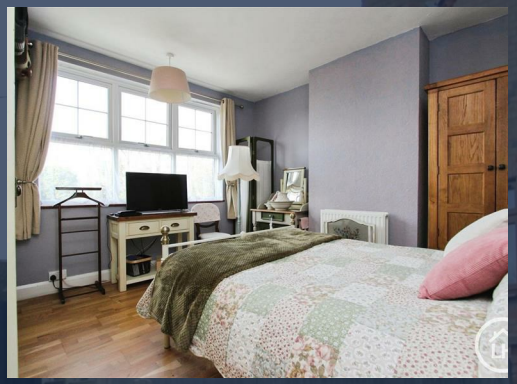
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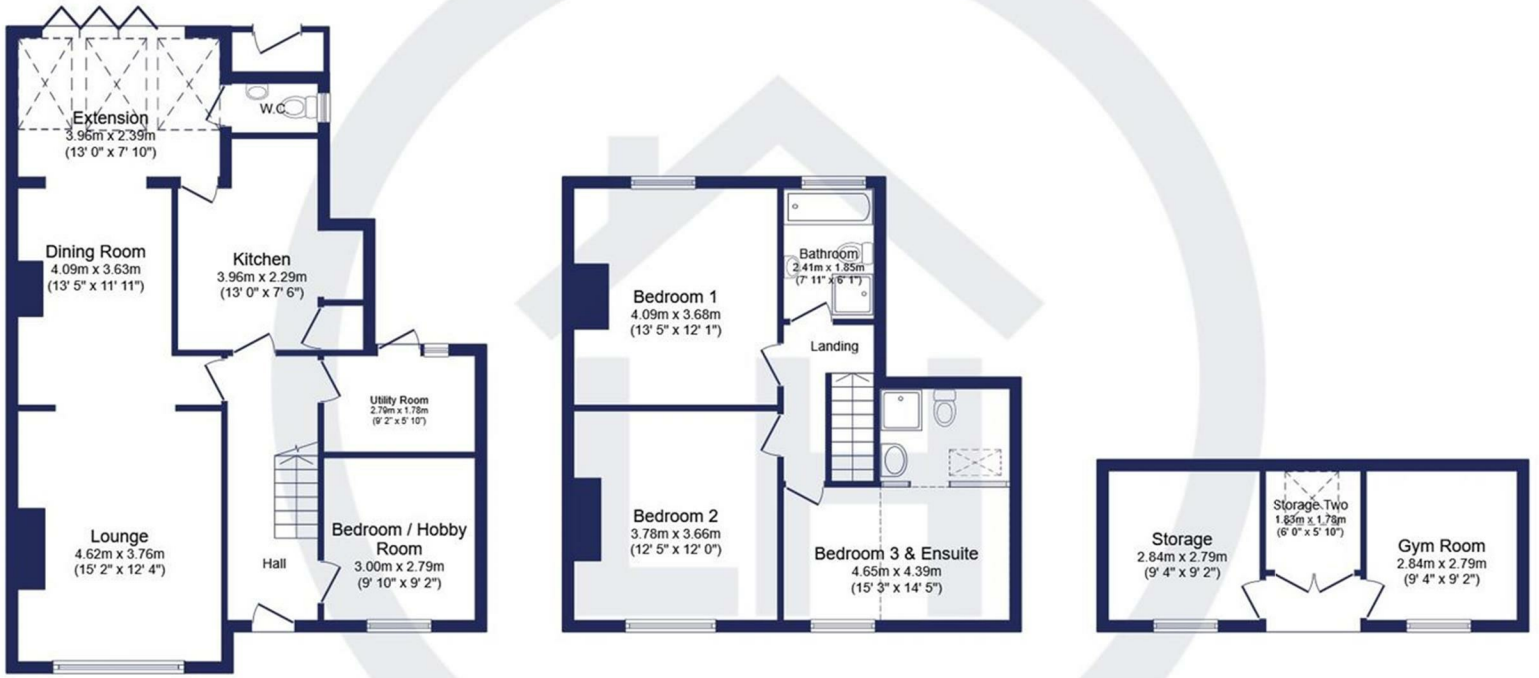
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## Ground Floor
Floor area 76.8 sq.m. (827 sq.ft.)

## First Floor
Floor area 54.8 sq.m. (589 sq.ft.)

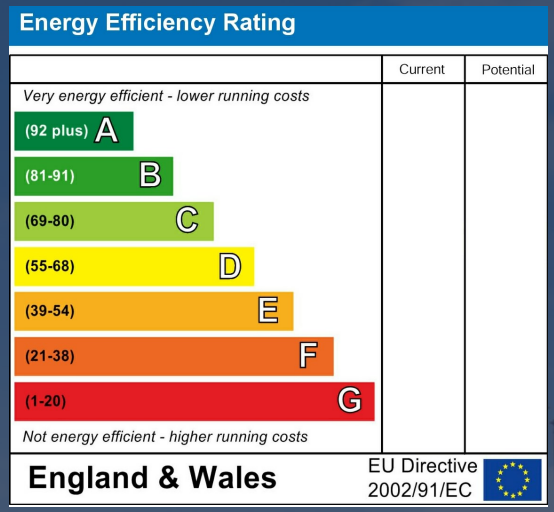
## Outbuilding
Floor area 20.8 sq.m. (224 sq.ft.)

Total floor area: 152.4 sq.m. (1,640 sq.ft.)

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