

PRICE
OIEO
£85,000
Leasehold



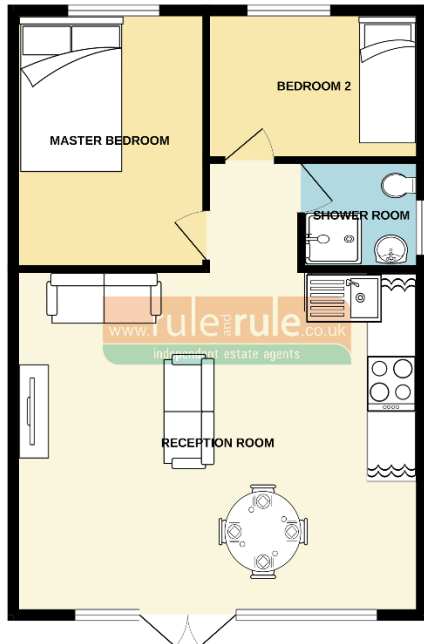
2 BED SEASIDE PROPERTY LOCATED JUST A SHORT STROLL FROM THE BUSTLING SEASIDE TOWN. BEST OF ALL, YOU CAN STAY IN THE PROPERTY ALL YEAR!

Sheppey Beach Villas, Leysdown On Sea ME12 4QQ





GROUND FLOOR



We have every attempt to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, appearance and appliances shown here are not to be taken as a guarantee as to their condition or suitability for use. Made with Floorplan 123456

CASH BUYERS ONLY – Your Dream Seaside Home Awaits! Ever wished for a home just steps from the sea? This charming two-bedroom property is perfectly located—so close to the water that you can see it from the front door! Offering an inviting open-plan lounge and kitchen, along with a modern shower room, this home is ideal for both holiday getaways and year-round living. Unlike park-site properties, this home offers full-time residential status, giving you the freedom to enjoy coastal living without restrictions. Nestled in the heart of Leysdown-on-Sea, this delightful seaside town captures the nostalgic charm of yesteryear. Stroll along sandy, shingle beaches, indulge in fresh fish and chips, explore traditional amusement arcades, or browse bucket-and-spade shops. With welcoming pubs and a lively summer atmosphere, Leysdown offers the perfect seaside escape. Don't miss out—contact Rule & Rule today to arrange a viewing!

Lease remaining: 106 years.

Service Charge: £700 at £350 due Jan and June

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.