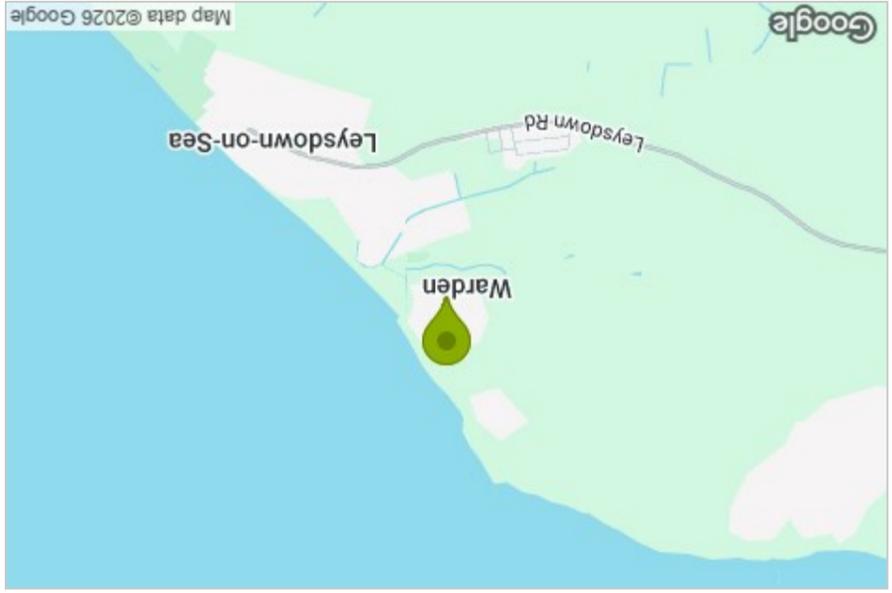


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

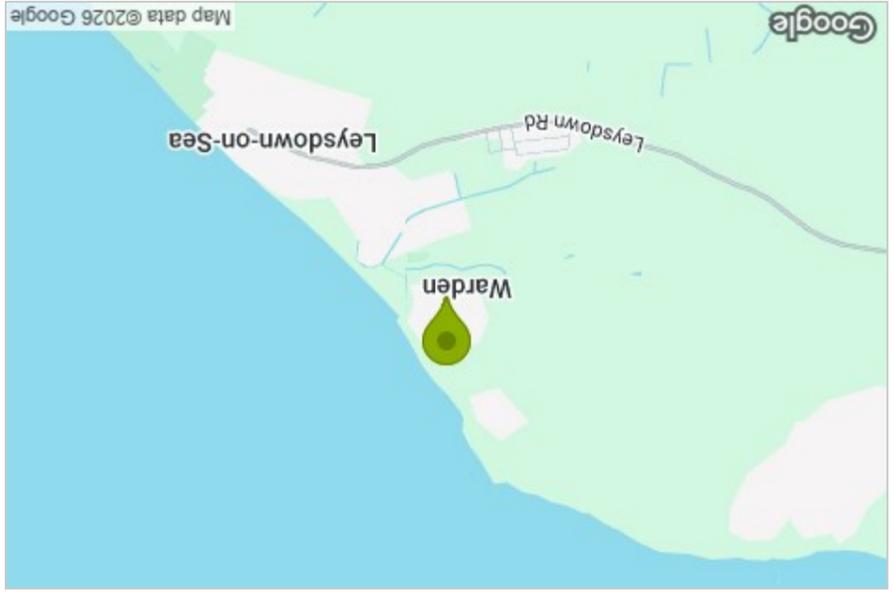
James Perry
 3 Broadway, Sheerness, Kent, ME12 1AB
 Email: sales@james-perry.co.uk www.james-perry.co.uk
 Tel: 01795 666 666



Floor Plan



Energy Efficiency Graph



Area Map

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

England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(A) (81-91)	(A) (81-91)
(B) (61-80)	(B) (61-80)
(C) (51-60)	(C) (51-60)
(D) (41-50)	(D) (41-50)
(E) (31-40)	(E) (31-40)
(F) (21-30)	(F) (21-30)
(G) (1-20)	(G) (1-20)
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions

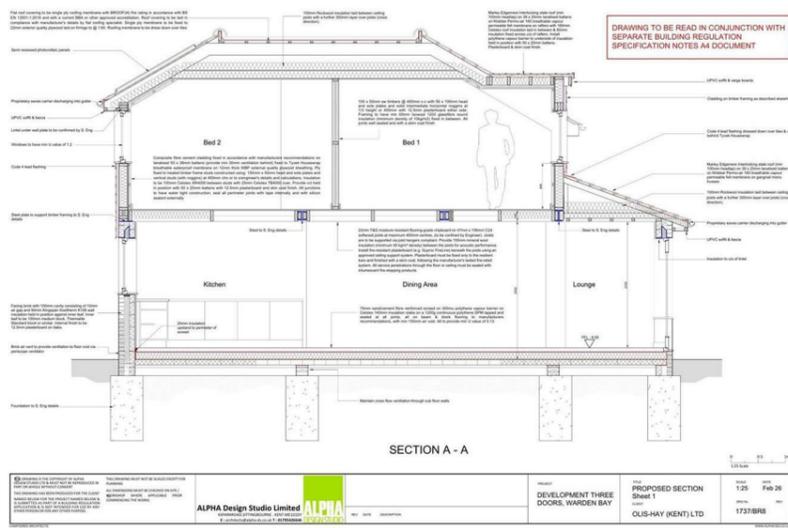


Three Doors Beach Approach
 Warden, Sheerness, ME12 4NJ

Asking price £250,000

2 Bedrooms, 1 Bathroom, 2 Living Areas, 3 Bedrooms

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

