

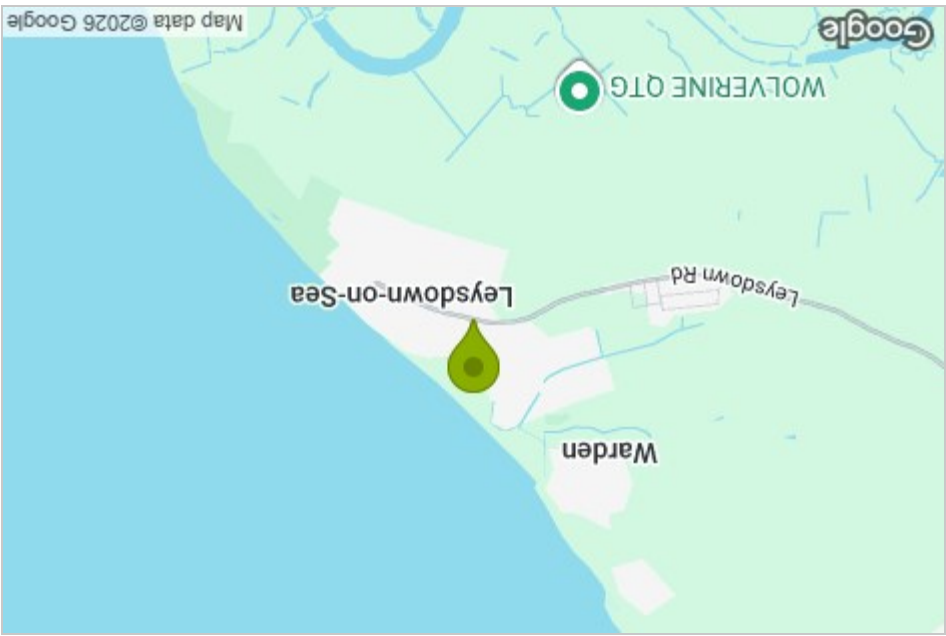
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Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	A	Very environmentally friendly - lower CO <sub>2</sub> emissions	A (92 plus)
Energy efficient - lower running costs	B	Environmentally friendly	B (81-91)
Decent energy efficiency - lower running costs	C	Decent environmental friendliness	C (69-80)
Below average energy efficiency - higher running costs	D	Below average environmental friendliness	D (55-68)
Poor energy efficiency - higher running costs	E	Poor environmental friendliness	E (39-54)
Very poor energy efficiency - higher running costs	F	Very poor environmental friendliness	F (21-38)
Very poor energy efficiency - higher running costs	G	Very poor environmental friendliness	G (1-20)

**Energy Efficiency Graph**



Area Map



GROUND FLOOR

Floor Plan



3 Leysdown Road  
 Leysdown-On-Sea, Sheerness, ME12 4RD

Asking price £95,000



# 3 Leysdown Road



- 1 Bed Leasehold Flat
- 130 Years Remaining On Lease
- No Annual Management
- Ideally For Investors And First Time Buyers
- Short Walk To Local Amenities, Transport Link
- Allocated Parking In Back
- No Ground Rent
- Stone Throw To The Beach
- Shared Garden

## Description

In the charming coastal area of Leysdown-On-Sea, this delightful one-bedroom flat on Leysdown Road presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With a generous lease of 130 years remaining, this property offers peace of mind and stability for years to come, as there are no annual management fees or ground rent to consider.

The flat features a comfortable reception room, perfect for relaxing or entertaining guests, alongside a well-appointed bedroom and a bathroom. The layout is both practical and inviting, making it an ideal space for individuals or couples looking to enjoy the coastal lifestyle.

One of the standout features of this property is its proximity to the beach, allowing residents to enjoy the soothing sounds of the sea and the beauty of the shoreline just a stone's throw away. Additionally, local amenities are conveniently close, ensuring that daily necessities are easily accessible.

This flat is not only a wonderful home but also a promising investment opportunity, given its desirable location and the growing interest in the area. Whether you are looking to make your first step onto the property ladder or seeking a lucrative rental option, this flat in Leysdown-On-Sea is certainly worth considering. Embrace the coastal living experience and make this charming flat your own.

Leysdown-On-Sea, Sheerness, ME12 4RD

