



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



78 Marine Parade, Sheerness, ME12 2BE

£1,400 Per Calendar Month

Situated in Marine Parade in Sheerness, the property has been newly refurbished throughout, ensuring a fresh and inviting atmosphere for its new occupants.

Upon entering, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the brand-new kitchen, equipped with modern appliances that make cooking a pleasure. The property boasts three bedrooms, providing ample space for family or guests. The newly fitted bathroom adds a touch of luxury, making daily routines a breeze.

One of the standout features of this home is the large enclosed mature garden, offering outdoor space for relaxation or play. Additionally, the property benefits from a parking space for one vehicle, adding convenience to your daily life.

The property is ready for immediate occupation, one family pet will be considered, sorry no smokers. Applicants will require household income of £42,000 for rent affordability check.

ACCOMMODATION	Rent £1,400.00 per calendar month
GROUND FLOOR	Deposit £1,615.38
Entrance Hall Double glazed front door, wood effect laminate flooring, radiator, cupboard containing gas boiler, stairs to first floor.	Holding Deposit £323.07
Living Room 15'1" x 14'5" (4.61 x 4.40) Wood effect laminate flooring, box bay double glazed window, radiator.	Tenancy An Assured Shorthold Tenancy of twelve months duration
Dining Room 11'10" x 9'0" (3.63 x 2.75) Wood effect laminate flooring, radiator, understairs storage cupboard, double glazed doors to conservatory, opens into:	Restrictions No smokers. One family pet considered (additional pet top up rent applies £30.00 per calendar month). Maximum of 2 children.
Kitchen 9'7" x 6'5" (2.94 x 1.96) Tiled flooring, range of newly fitted wall and base units with cream gloss doors and drawers, black quartz effect worksurfaces and white tiled splashback, Integrated stainless steel electric oven with stainless steel electric hob and canopy extractor canopy above. Recesses with washing machine and dishwasher, free standing fridge/freezer. Stainless steel sink and drainer. Double glazed window.	Viewings Strictly by prior appointment with the agent
Conservatory 8'3" x 12'2" (2.53 x 3.71) Wood effect laminate flooring, UPVC frame with perspex roof, double glazed windows and patio doors to rear garden.	Authority Swale Borough Council - Band B
Stairs & Landing Fitted carpet, radiator.	EPC D - 64
Bedroom One 12'0" x 14'5" (3.68 x 4.40) Fitted carpet, original artdeco feature fireplace, box bay double glazed window, radiator.	Minimum Household Annual Income Required £42,000.00
Bedroom Two 9'5" x 9'10" (2.89 x 3.01) Fitted carpet, double glazed window, radiator, fitted shelving.	
Bedroom Three 9'5" x 5'4" (2.89 x 1.63) Fitted carpet, double glazed window, radiator	
Bathroom Tiled floor, matching white bathroom suite comprising of bath with thermostatic shower above and glass shower screen, wash hand basin in vanity unit, WC. Double glazed window, chrome heated towel rail, fully tiled walls, extractor fan.	
OUTSIDE	
To Front - Paved area to front providing parking space for one small car. Paved pathway to side leading from entrance door and rear garden via gate.	
To Rear - large enclosed garden to rear containing mature shrubs and trees, garden shed.	

GENERAL INFORMATION

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 51.4 m² (554 sq.ft.) FLOOR 2 39.9 m² (430 sq.ft.)
TOTAL : 91.4 m² (983 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



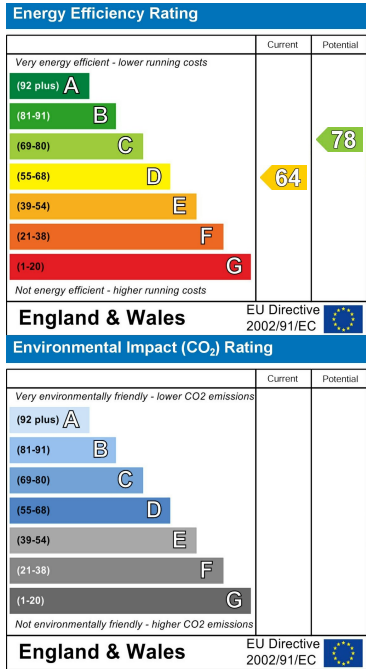
Area Map



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Energy Efficiency Graph



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