



**Price**  
**£139,500**

**Leasehold**

3x  1x  1x 

**Montgomery Gardens,  
Sturry, Kent, CT2 0FF**

**cubitt & west**  
Helping you move forwards





## Main features

- Well presented modern family home
- Available for shared ownership re sale from a 45% share
- Spacious living area with doors to outside patio
- Kitchen /Breakfast area
- Downstairs cloakroom
- 2 double bedrooms, further 3rd bedroom
- Modern family wet room
- Tandem parking for 2 cars
- Viewing highly recommend

## Accommodation

### GROUND FLOOR

**Living room** : 15'7 x 10'7 (4.75m x 3.23m)  
**Kitchen/Breakfast room**: 15'9 x 10'10 (4.80m x 3.30m)  
**Cloakroom**

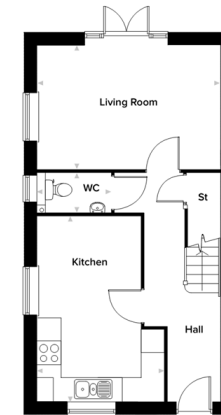
### FIRST FLOOR

**Main bedroom**: 15'7 x 9'7 (4.75m x 2.92m)  
**Bedroom 2**: 13'6 x 8'0 (4.12m x 2.44m)  
**Bedroom 3**: 10'7 x 7'4 (3.23m x 2.24m)  
**Bathroom**

### OUTSIDE

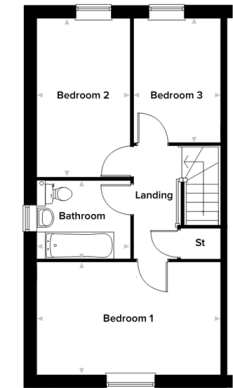
**Private rear garden**  
**Tandem parking for 2 cars**

## Westbere Edge, Sturry, Kent House Type A3BA - Plots 53 & 55



### Ground Floor

Living Room	3237mm x 4749mm (10' 7" x 15' 7")
Kitchen	4822mm x 3306mm (15' 9" x 10' 10")
WC	1075mm x 1939mm (3' 6" x 6' 4")



### First Floor

Bedroom 1	2937mm x 4749mm (9' 7" x 15' 7")
Bedroom 2	4137mm x 2437mm (13' 6" x 8')
Bedroom 3	3237mm x 2261mm (10' 7" x 7' 4")
Bathroom	2060mm x 2438mm (6' 9" x 8')

**Call Shared Ownership - 01634 921802 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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