



## 126 Scarborough Drive , Minster On Sea, ME12 2LX

### CHAIN FREE

A fabulous four/five bedroom detached home situated on the sought after Scarborough Drive with the most beautiful views over the Thames Estuary out to the sea. The versatile accommodation offers the scope to extend or create a roof terrace to take further advantage of the stunning views. The property is within walking distance of the blue flag beach.

The contemporary open plan kitchen/dining and sitting room with wood burner creates a fantastic space for relaxing and entertaining. A utility room with rear porch to the garden has access to the storage room and large garage. Two further reception rooms including a conservatory and possible fifth double bedroom, which is currently a home office.

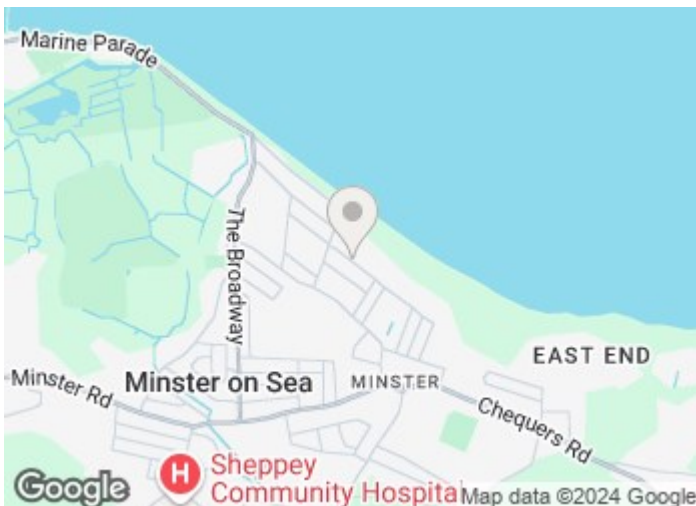
The current owners use the main bedroom as a lounge with picture windows looking out over the Estuary. This large room has the opportunity to create an en suite bathroom with double doors (existing) to a roof terrace or dressing room. There are three further bedrooms, two doubles and a single and a good size family bathroom.

Offers Over £495,000

# 126 Scarborough Drive , Minster On Sea, ME12 2LX



- CHAIN FREE
- STUNNING SEA VIEWS
- SCOPE TO EXTEND
- REPLACEMENT WINDOWS AND DOORS THROUGHOUT
- SPACIOUS 4/5 BEDROOM DETACHED HOME
- WOOD BURNER
- AMPLE PARKING, GARAGE AND EV CHARGER
- THREE RECEPTION ROOMS
- WALKING DISTANCE TO THE SEA FRONT
- REAR GARDEN WITH DECKING



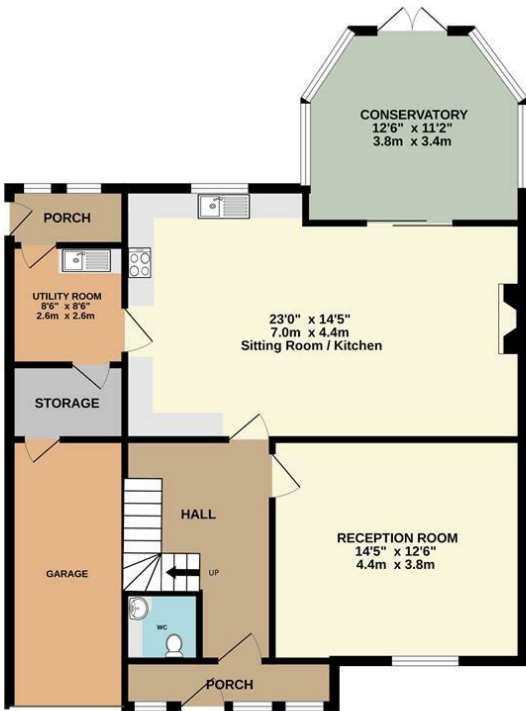
## Directions

From the A249 take either bridge, new and elegant or small and historic, onto the Island, passing the idyllic Elmley nature reserve on your right. Head to the beautiful north coast of Minster -on-sea, around 4 miles, where the property is situated in the rolling cliffs, overlooking the mouth of the Thames estuary out to the sea.

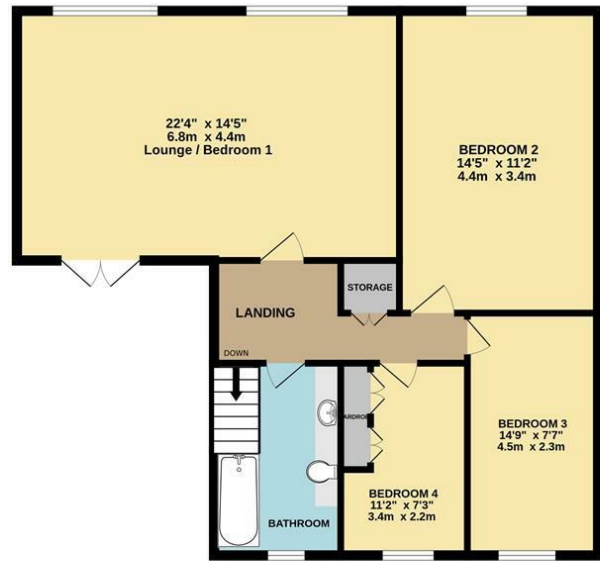


# Floor Plan

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA 1,821SQ FT APPROX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	