

**Guide Price**  
**£425,000**

**Freehold**

3x 1x 1x

**Hillside Road,  
Minster-On-Sea, Kent,  
ME12**



**OVER 60?**  
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- **Desirable location in Minster on Sea**
- **The Glen Country Park just up the road**
- **Handy downstairs cloakroom plus utility room**
- **Stunning views from upstairs over to the beach at The Leas**
- **Fabulous size southerly aspect I-shaped rear garden with patio area**

## Accommodation

### GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom  
Lounge: 22'0 x 11'8 (6.71m x 3.56m)  
Kitchen/Diner: 17'8 x 9'8 (5.39m x 2.95m)  
Utility Room: 6'7 x 6'6 (2.01m x 1.98m)  
Study: 9'3 x 7'4 (2.82m x 2.24m)

### FIRST FLOOR

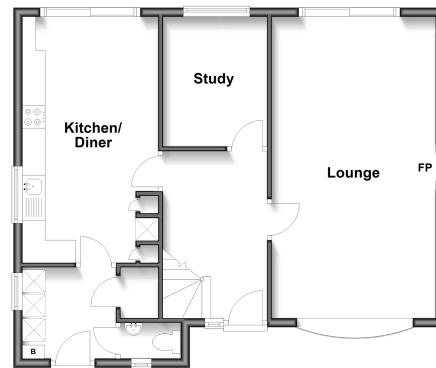
Landing  
Bedroom 1: 19'6 x 9'9 (5.95m x 2.97m)  
Bedroom 2: 11'8 x 9'2 (3.56m x 2.80m)  
Bedroom 3: 11'8 x 8'8 (3.56m x 2.64m)  
Shower Room: 7'2 x 6'7 (2.19m x 2.01m)

### OUTSIDE

Front Garden  
Garage  
Front Driveway  
Rear Garden

### Ground Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



### First Floor

Approx. 56.4 sq. metres (606.7 sq. feet)



### Outbuilding

Approx. 14.5 sq. metres (156.1 sq. feet)



**Call Sheerness - 01795 664651 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

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

EPC RATING:

CURRENT: C(70) POTENTIAL: B(81)



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