



**Guide Price**  
**£675,000**

**Freehold**

4x  4x  2x 

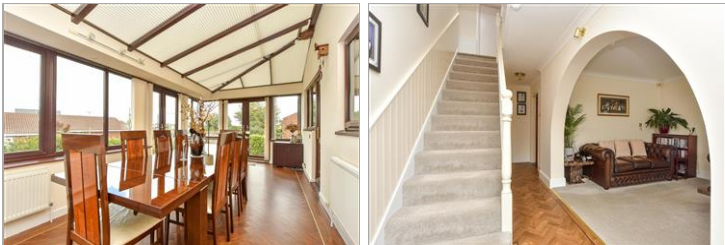
**Seaside Avenue,  
Minster-On-Sea, Kent,  
ME12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Great size rooms with plenty of storage
- Summerhouse/home office
- Lovely sized rear garden
- Stunning conservatory right across the back of the property
- Fantastic location a stones throw away from the beach at The Leas

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 5'5 x 3'1 (1.65m x 0.94m)  
 Lounge/Diner: 23'6 x 13'8 (7.17m x 4.17m)  
 Sitting Area: 17'0 x 11'1 (5.19m x 3.38m)  
 Kitchen: 11'6 x 11'2 (3.51m x 3.41m)  
 Utility Room: 9'7 x 7'7 (2.92m x 2.31m)  
 Conservatory: 40'0 x 10'9 (12.20m x 3.28m)

### FIRST FLOOR

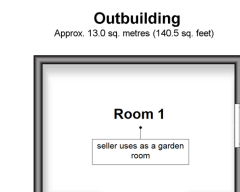
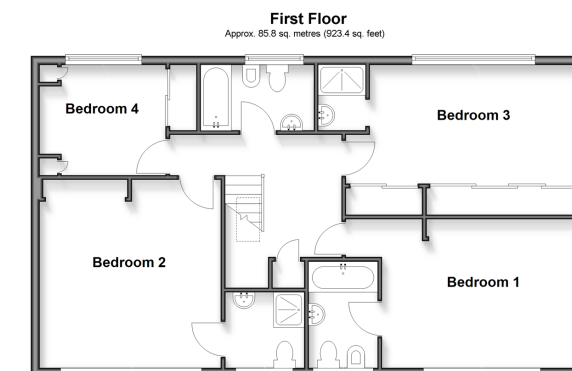
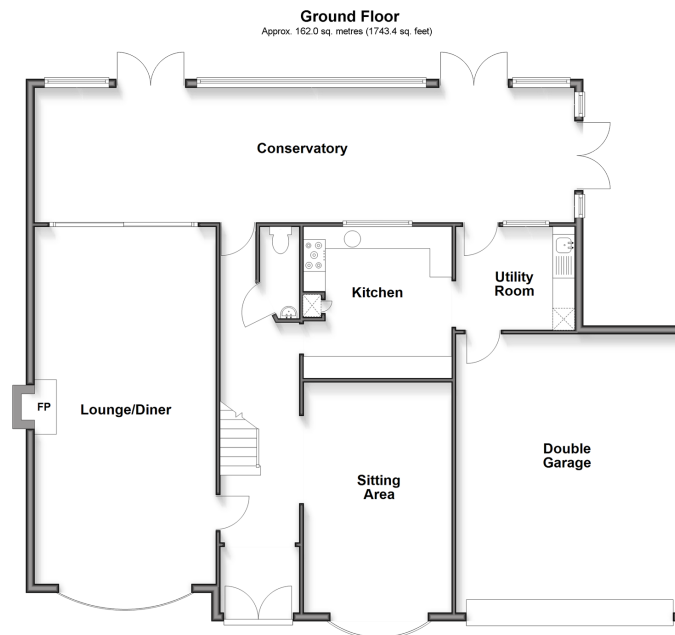
Landing  
 Bedroom 1: 14'9 x 11'0 (4.50m x 3.36m)  
 En-suite Bathroom: 9'3 x 5'2 (2.82m x 1.58m)  
 Bedroom 2: 18'5 x 9'10 (5.62m x 3.00m)  
 En-suite Shower Room: 6'8 x 5'7 (2.03m x 1.70m)  
 Bedroom 3: 14'3 x 13'7 (4.35m x 4.14m)  
 En-Suite Shower Room: 3'7 x 3'6 (1.09m x 1.07m)  
 Bedroom 4: 9'7 x 9'3 (2.92m x 2.82m)  
 Bathroom: 8'5 x 6'8 (2.57m x 2.03m)

### OUTBUILDING

Summer House: 14'5 x 9'5 (4.40m x 2.87m)

### OUTSIDE

Front Garden  
 Front Driveway  
 Double Garage: 18'8 x 17'10 (5.69m x 5.44m)  
 Rear Garden



**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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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