

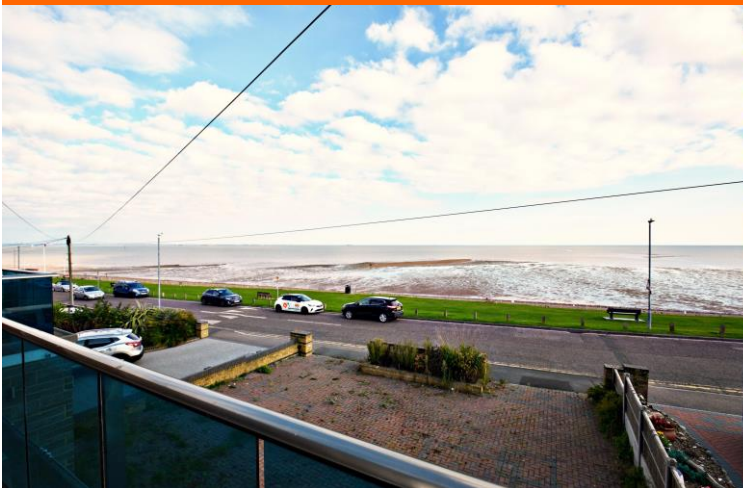
PRICE
£600,000

Freehold



DETACHED 3 BED HOUSE SITUATED ON THE ISLANDS PREMIER ROAD AFFORDING PANORAMIC SEA-VIEWS TO FRONT. BEST OF ALL THERES NO CHAIN!

**The Leas, Minster On Sea
ME12 2NL**



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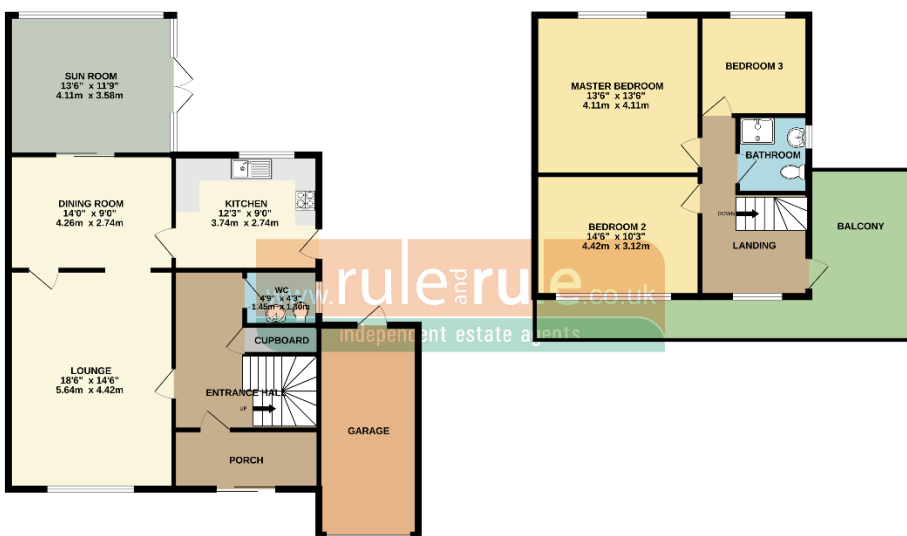
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PROPERTY
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GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1606 sq.ft. (149.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Situated on what is undoubtedly the most sought-after road on the Isle of Sheppey is this rather spacious 3 bedroom detached house with no chain.

The property is afforded spectacular panoramic sea views from both floors and has the added benefit of a south facing rear garden too (needs a little T.L.C.).

Other features include uPVC double glazing, gas fired central heating, fitted kitchen, ground floor WC and a family bathroom to the first floor.

Whether you're a fisherman, windsurfer, artist or if you just love to be beside the seaside, properties on the Leas are rarely available and as such, should be viewed without delay! Get in touch today and take advantage of our escorted viewing service.

Call Mark or Craig for more info.

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule** has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.