



Leysdown Road, Eastchurch, Sheerness



If you are looking for a property that doesn't have any Neighbours then this may be the property for you! This property sits on over an acre with well established gardens that go out the back and to the side. There are a number of outbuilding that include Garage which is currently being used as a workshop, Summer House and the current owners have also added a double Carport. The accommodation is both large and impressive with 5 good size reception rooms which includes a conservatory overlooking the rear Garden. A fully fitted Kitchen, downstairs Shower Room complete the downstairs accommodation. To the first floor there are 5 good size Bedrooms, one coming with an En-Suite Shower Room and a well fitted Family Bathroom. To the front of the property there is more parking than most people will ever need and the views reach out as far as Margate. In our opinion this property really is a one off. Who will it suit... Anybody that wants space, anybody that may work from home or needs that space for storage. For more information please call the office and we will be delighted to give you more information and arrange a viewing appointment.

## Offers In Excess Of £800,000

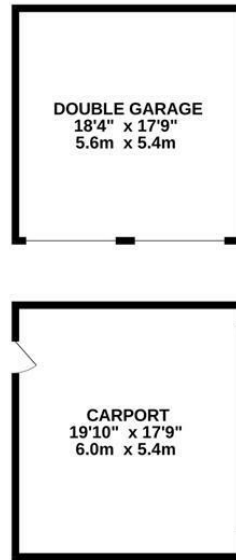
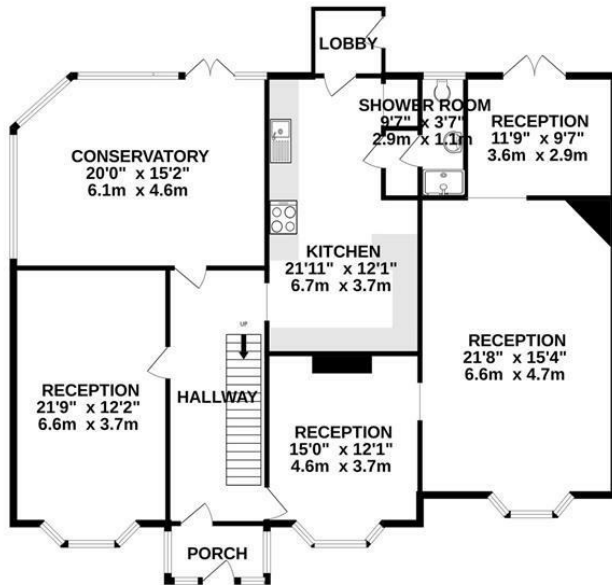
- GUIDE PRICE £800,000 - £850,000
- Situated on a plot of over an Acre
- Five Reception Rooms
- Stunning established Gardens
- Situated in a private Road
- Workshop and several Outbuildings
- Large accommodation throughout
- Freehold
- EPC Rating - D (55)
- Council Tax Band - E



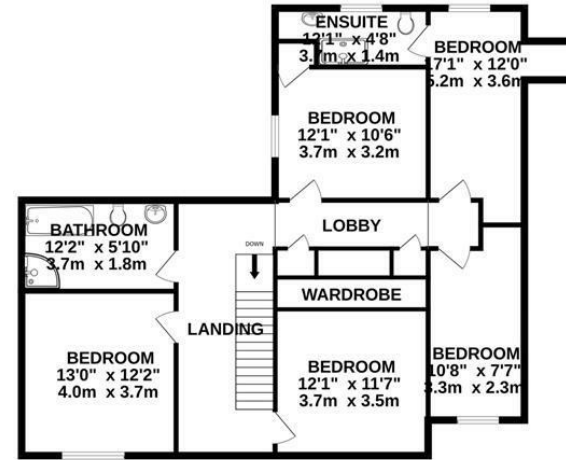




GROUND FLOOR  
2385 sq.ft. (221.6 sq.m.) approx.



1ST FLOOR  
1075 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 3460 sq.ft. (321.4 sq.m.) 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.