



Southsea Avenue, Minster On Sea, Sheerness



\*\*\*Guide Price £375,000 - £400,000 \*\*\*

LambornHill are thrilled to present this inviting three-bedroom home in the desirable Minster On Sea locale. This property offers a generous driveway with space for up to five vehicles, complemented by a single garage for additional storage or parking needs.

Upon entering the home, you'll step into a spacious porch, perfect for organizing outdoor gear and footwear. The bright and welcoming living room features a bay window and a second large window, with neutral-coloured carpeting throughout. The kitchen and dining area is well-designed, featuring wooden cabinets, an integrated oven, gas hob, and dishwasher, with room for a freestanding fridge/freezer and convenient side door access.

The hallway leads to a family bathroom, equipped with a WC, vanity sink, bathtub, and a separate corner shower. Additional storage is available in the hallway cupboard. All three bedrooms are generously sized and finished with wooden laminate flooring. The third bedroom has direct access to a large conservatory, which opens up to the rear garden.

The south-facing garden is expansive and lush, featuring trees and shrubbery, making it an excellent space for entertaining or for families with pets. Contact us today to arrange a viewing!

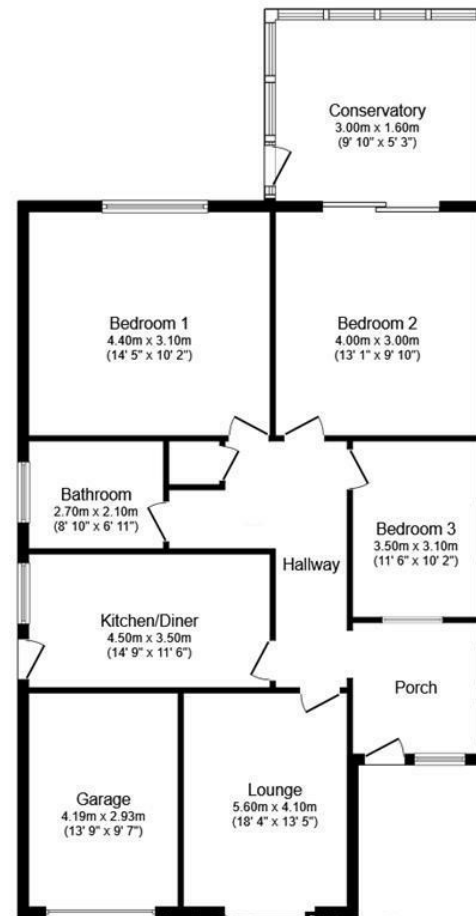
## Guide Price £375,000

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- Large 3 Bedroom Freehold Bungalow
- Generous Parking
- Spacious Porch
- Bright Living Area
- Well-Equipped Kitchen/Diner
- Sea Views
- Large South-Facing Garden
- EPC Grade D (63)
- Council Tax Band E









## Floor Plan

Floor area 128.3 m<sup>2</sup> (1,381 sq.ft.)

**TOTAL: 128.3 m<sup>2</sup> (1,381 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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		
England & Wales		
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		
England & Wales		
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.