



Shurland Avenue, Minster On Sea, Sheerness

*Asking Price £600,000*



## *Key Features*

- 4 Bedroom Detached House With Parking for 5 + Cars
- Open-Plan Perfection & Modern, Accessible Living
- Bright and Airy Interiors
- Modern Upgrades
- Versatile Outdoor Living
- Secure Parking and Storage
- Flexible Utility Spaces
- Prime Coastal Location
- EPC Awaited
- Council Tax Band E

## *Property Summary*

Nestled in the peaceful surroundings of Shurland Avenue, Minster-on-Sea, this beautifully presented four-bedroom detached home has been thoughtfully updated to offer modern, flexible living with generous space both inside and out. With ample parking, a large garage, and a practical layout, this home is perfectly suited for those seeking a low-maintenance yet spacious forever home.





### Property Description

Upon entry, a welcoming hallway with a wide staircase leads to the first floor, offering an easy-flowing layout. To the left, the open-plan kitchen, living, and dining area provides a bright and airy space, perfect for entertaining or everyday comfort. Double doors lead directly to the garden, making it ideal for those who love to enjoy indoor-outdoor living. The garden also features a versatile outbuilding with power and lighting, ideal as a hobby room, workshop, or garden retreat.

To the right of the hallway, you'll find the entrance to the garage, a downstairs WC, and a separate utility room with garden access, offering additional storage and practical convenience.

Upstairs, the home features four well-proportioned double bedrooms, ensuring plenty of space for guests or multi-purpose use. The master bedroom benefits from a private en-suite, while a large, well-appointed family bathroom serves the remaining bedrooms.

Having undergone recent renovations, including new front rendering and a newly installed boiler, the home is modern, energy-efficient, and move-in ready.

With parking for 4+ cars, a large garage, and easy-maintenance garden spaces, this home is perfect for those seeking a modern yet relaxed lifestyle in a peaceful, well-connected location. Contact us today to arrange a viewing!

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### About The Area...

Minster-on-Sea offers a peaceful coastal setting with all the conveniences of modern living, making it an ideal location for those looking to enjoy a slower pace of life without compromising on amenities. Known for its friendly community and well-maintained surroundings, the area provides a sense of security and belonging, perfect for those seeking a comfortable and relaxed lifestyle.

Residents benefit from excellent local amenities, including Shiva Medical Centre just 240 yards away, with Minster Medical Centre also within 0.6 miles, ensuring quick and easy access to healthcare. Sheerness Health Centre, located 1.8 miles away, provides additional medical services, offering peace of mind for everyday well-being.

For shopping and essentials, local stores in Minster-on-Sea provide everyday convenience, while Sheerness High Street, just 1.8 miles away, offers a variety of supermarkets, retail outlets, and eateries.

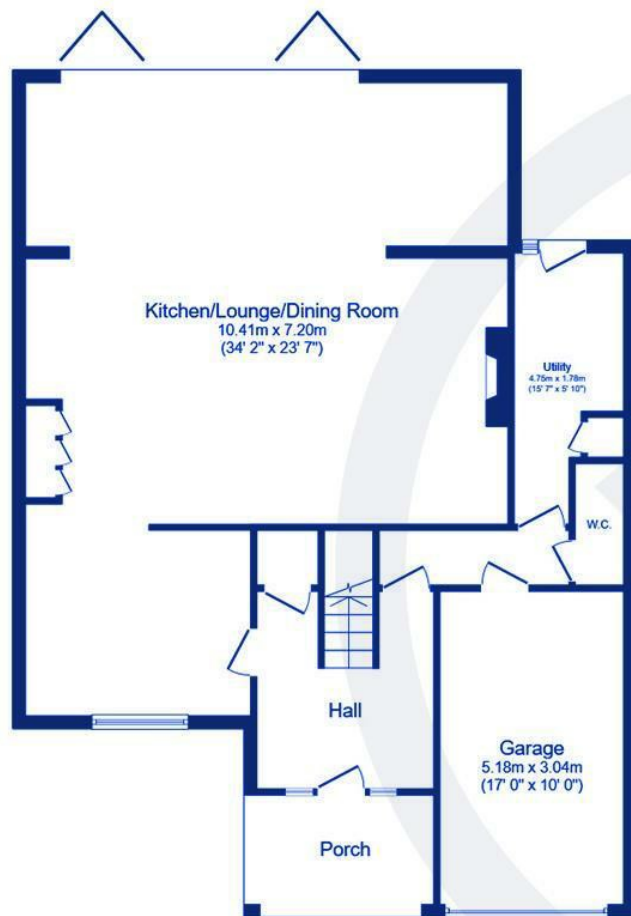
Transport links are also excellent, with regular bus services connecting to Sheerness and surrounding areas. Sheerness-on-Sea railway station, just 2 miles away, provides connections to Sittingbourne and beyond, while the A249 offers easy access to the M2 motorway, making travel around Kent and to London simple and stress-free.

With its welcoming atmosphere, stunning coastal location, and excellent local services, Minster-on-Sea is the perfect place for those seeking a peaceful yet well-connected home.

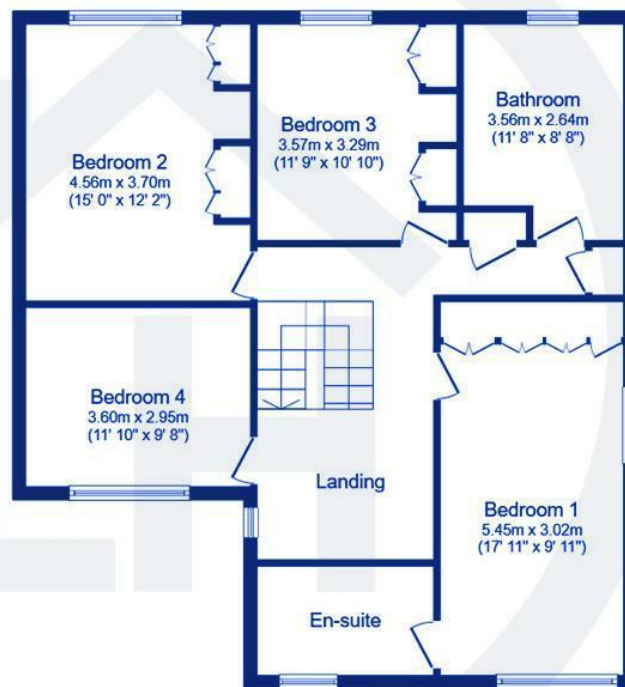
**Lounge / Kitchen / Diner**  
**34'2 x 23'7**

**Utility room**  
**15'7 x 5'10**

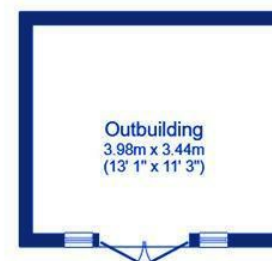
**Downstairs W/C**



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 222.9 m<sup>2</sup> (2,400 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



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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		
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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

[sittingbourne@lambornhill.com](mailto:sittingbourne@lambornhill.com)

[www.lambornhill.com](http://www.lambornhill.com)



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