

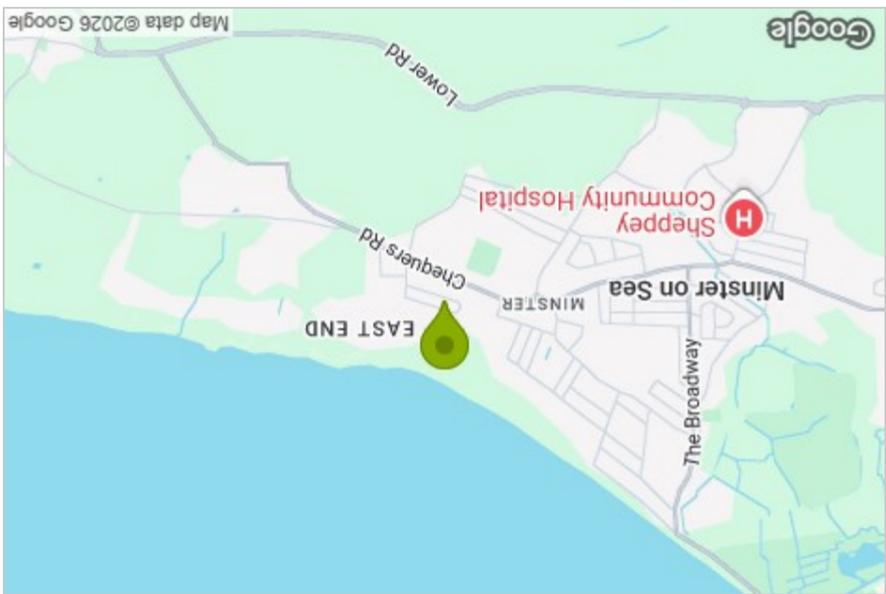
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

### Viewing

England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower CO2 emissions (A)	Very energy efficient - lower running costs (A)
(81-91)	(81-91)
Very energy efficient - lower CO2 emissions (B)	Very energy efficient - lower running costs (B)
(69-80)	(69-80)
Very energy efficient - lower CO2 emissions (C)	Very energy efficient - lower running costs (C)
(55-68)	(55-68)
Very energy efficient - lower CO2 emissions (D)	Very energy efficient - lower running costs (D)
(39-54)	(39-54)
Very energy efficient - lower CO2 emissions (E)	Very energy efficient - lower running costs (E)
(21-38)	(21-38)
Very energy efficient - lower CO2 emissions (F)	Very energy efficient - lower running costs (F)
(1-20)	(1-20)
Not environmentally friendly - higher CO2 emissions (G)	Not environmentally friendly - higher running costs (G)
(1-20)	(1-20)

### Energy Efficiency Graph



Area Map



Floor Plan



63 Cliff Gardens  
 Minster On Sea, Sheerness, ME12 3QZ  
 Asking price £440,000



# 63 Cliff Gardens



- Large Refurbished 4 Bedroom Detached House
- Brand New Modern Filled Kitchen
- Large Garage With Electric Roller Doors
- Spacious Enclosed Garden
- Sea Views
- Open Plan Living
- Integrated Appliances
- Study/Office
- Bi-folding Doors
- Recently Renovated To High Spec

## Description

£440,000 Asking

Nestled in the charming area of Cliff Gardens, Minster On Sea, this newly refurbished detached house offers a delightful blend of modern living and classic appeal. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking comfort and style. The property also boasts study/office.

Spanning an impressive 1,141 square feet, the home boasts an open plan living area that creates a warm and inviting atmosphere, ideal for both relaxation and entertaining. The brand new kitchen is equipped with integrated appliances, making it a joy for any home cook to prepare meals while enjoying the company of family and friends.

One of the standout features of this property is the extra-large garden, providing ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the house offers stunning sea views, allowing you to appreciate the beauty of the coastline right from your home.

Conveniently located close to local amenities and schools, this property is not only a beautiful residence but also a practical choice for families. With its blend of modern features and prime location, this four-bedroom detached house is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this wonderful home your own.

Minster On Sea, Sheerness, ME12 3QZ

