



**Guide Price**  
**£450,000**

**Freehold**

4x  2x  1x 

**Elm Lane,  
Minster-On-Sea, Kent,  
ME12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- **Blocked paved drive way to the front for several vehicles**
- **Nice size kitchen/breakfast room**
- **1st floor lounge with balcony and stunning views**
- **Good size secluded rear garden**
- **Out building, perfect for an office, a bar or even a games room**

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hall  
 Kitchen/Breakfast Room: 28'10 x 17'0 (8.79m x 5.19m)  
 Bedroom 1: 22'1 x 11'5 (6.74m x 3.48m)  
 En-Suite Shower Room  
 Bathroom  
 Inner Hallway  
 Bedroom 3: 12'1 x 11'5 (3.69m x 3.48m)  
 Bedroom 4: 12'1 x 11'5 (3.69m x 3.48m)

### FIRST FLOOR

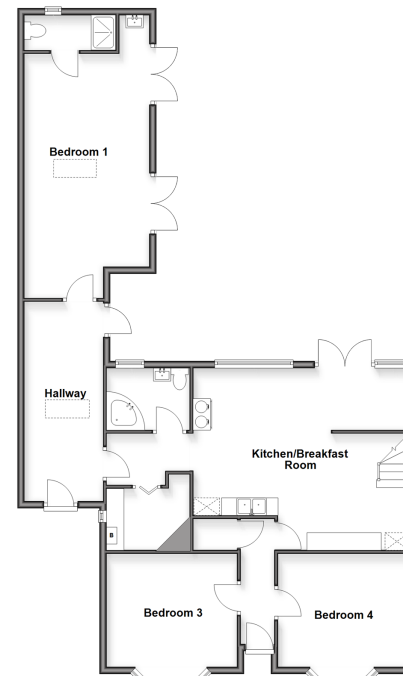
Landing  
 Lounge: 21'7 x 18'4 (6.58m x 5.59m)  
 Bedroom 2: 15'8 x 9'10 (4.78m x 3.00m)  
 En-Suite Shower Room  
 Balcony Area

### OUTSIDE

Front Garden  
 Front Driveway  
 Rear Garden

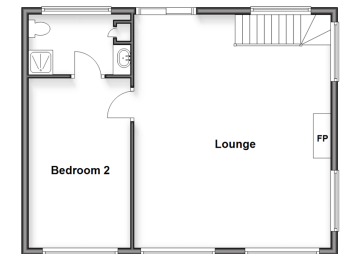
### Ground Floor

Approx. 114.7 sq. metres (1234.8 sq. feet)



### First Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



**Call Sheerness - 01795 664651 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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