



Mustards Road, Leysdown-On-Sea, Sheerness

Guide Price £270,000

Key Features

- Two Bedroom Semi-Detached House
- Close to the beach, without all the noise!
- Chain Free
- Low maintained garden with paving and artificial grass
- Full CCTV which can be linked to your smart phone
- Full Fibre broadband available
- Turn-Key Condition Throughout
- Fully Refurbished over the last 10 years
- EPC Grade: C
- Council Tax Band: C



Property Summary

*** Guide Price £270,000 - £290,000 ***

If you're searching for a home that combines comfort, practicality, and space in a tranquil seaside location, this two-bedroom, two-bathroom semi-detached house could be just the right fit. Beautifully maintained and tucked away at the rear of the development with private off-street parking and a garage, it offers a peaceful lifestyle just moments from local shops, transport, and the coast.



Property Overview

On arrival, you're greeted by a generously sized entrance hallway, with a handy storage cupboard and a ground floor family bathroom for added convenience. To your right is a bright and inviting 13' lounge, offering a comfortable retreat to unwind or entertain. On the left is a well-appointed kitchen with sliding patio doors opening out to a low-maintenance garden, complete with paving and astro turf, ideal for relaxing with minimal upkeep.

The rear garden also provides direct access to the garage, offering not only secure parking but useful extra space for hobbies, storage or workshop potential.

Upstairs, you'll find two excellent double bedrooms, both impressively proportioned at 13'4 x 12'9 and 13'4 x 14'8, providing flexibility whether for guests, grandchildren, or home working. A second bathroom completes the first floor, featuring a shower, toilet and sink, perfect for households who prefer separate facilities or visiting family.

The entire property is presented in turn-key condition, with no major works required, making it an ideal long-term downsize or right-size option with comfort and convenience in mind.

About The Area

Located on the eastern edge of the Isle of Sheppey, Leysdown-on-Sea offers a unique blend of coastal charm and countryside tranquillity, making it a particularly attractive destination for those looking to enjoy their later years in a peaceful, well-connected setting. The area has long been a favourite for retirees and those seeking a slower, more relaxed pace of life, with flat terrain ideal for walking, friendly neighbours, and a sense of community that's hard to find elsewhere.

The village itself features a traditional seafront promenade with far-reaching views over the Thames Estuary and is home to a number of long-standing local businesses, including independent cafés, fish and chip shops, convenience stores, and a pharmacy, all within walking distance. There's also a regular bus routes that connect Leysdown with Sheerness town centre and Sittingbourne, where you'll find supermarkets, banks, GP surgeries, dentists, and larger shopping centres.

Nature lovers will appreciate the nearby Elmley Nature Reserve and expansive rural landscapes surrounding the village, while beach-goers can enjoy the laid-back atmosphere of Leysdown Beach, a designated bathing area in summer months with wheelchair-friendly access points and benches along the promenade.

For those seeking spiritual or social engagement, there are local churches, community halls, and seasonal events that help foster a strong sense of belonging. And with on-island healthcare services, nearby transport links to the mainland via the Sheppey Crossing (A249), and no shortage of scenic spots to unwind, Leysdown strikes an ideal balance between rural retreat and accessible living.

Hallway

13'4 x 8'9

Lounge

13'4 x 12'9

Kitchen / Diner

13'4 x 12'10

Downstairs Bathroom

5'6 x 7'00

Bedroom One

13'4 x 12'9

Bedroom Two

14'8 x 11'8

Upstairs Bathroom

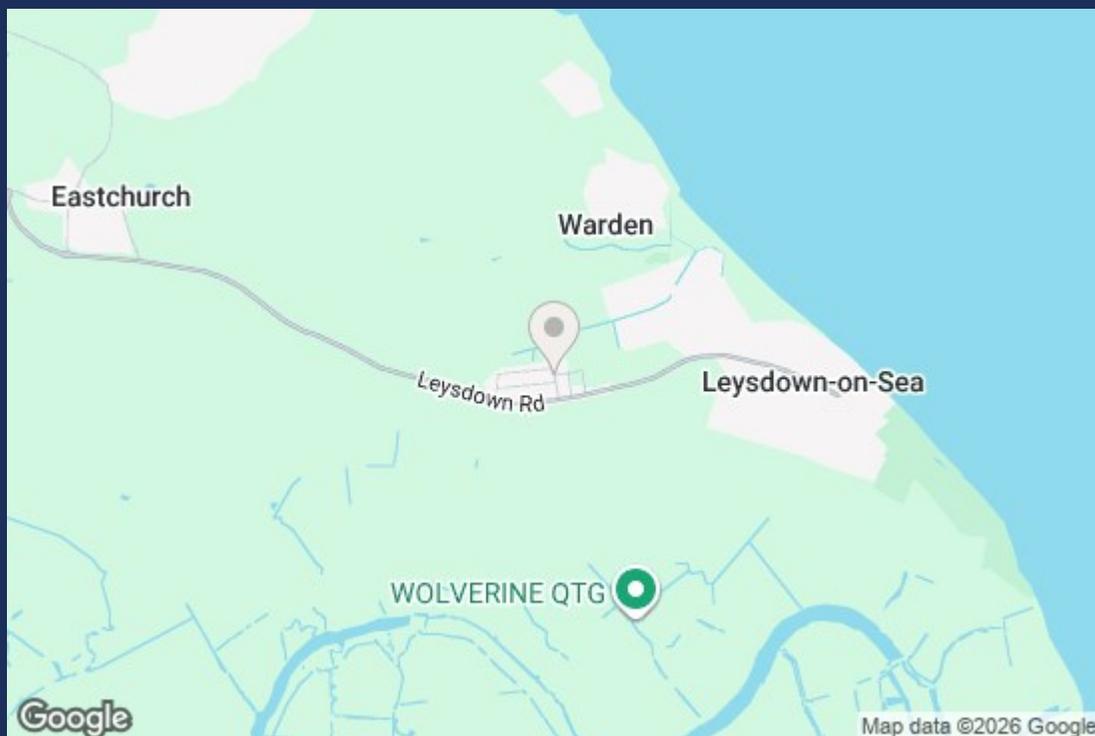
11'8 x 3'8

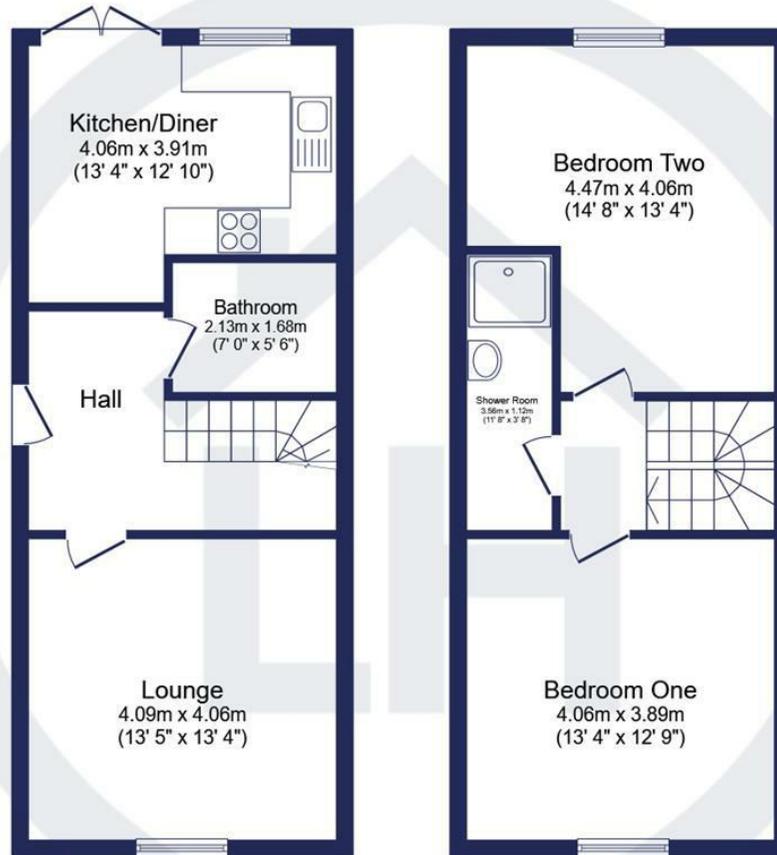
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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Ground Floor Floor area 40.9 sq.m. (441 sq.ft.)
First Floor Floor area 40.9 sq.m. (441 sq.ft.)

Total floor area: 81.9 sq.m. (881 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

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