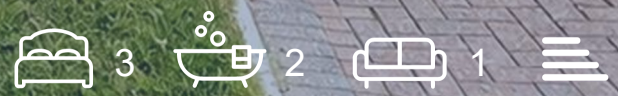


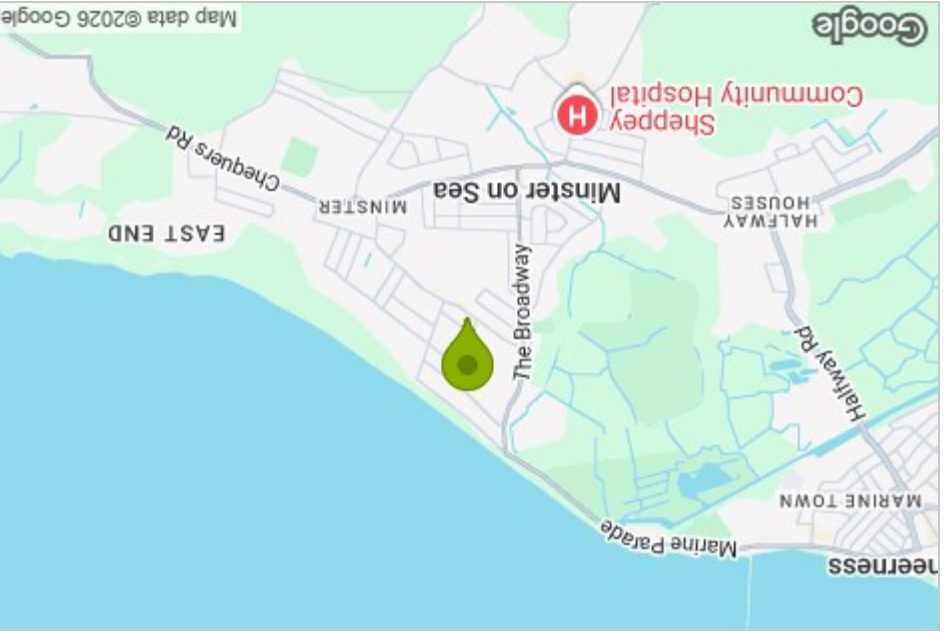
120 Wards Hill Road
 Minster On Sea, Sheerness, ME12 2LG
 Guide price £440,000



Floor Plan



Area Map



Energy Efficiency Graph

England & Wales 2022/9/1/EC	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	Very energy efficient - lower running costs
(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 CO2 emissions	Not energy efficient - higher running costs
EU Directive	2002/91/EC
2002/91/EC	2002/91/EC
Current	Potential

Viewing

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.

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.

120 Wards Hill Road



- Large Detached 3 Bedroom House
- Panoramic Conservatory
- Downstairs Utility And WC
- Ensuite In Second Bedroom
- Stunning Views Of Sought After Minster On Sea
- Large Living/Dining Room
- Excellent Sized Flourishing Garden
- Generous Sized Master Bedroom With Fitted Wardrobes
- 5 Car Driveway With Garage
- Walking Distance To Local Beach, Transport, Schools And Amenities

Description

Guide Price - £440,000

Located in the charming area of Minster On Sea, Sheerness, this impressive detached house on Wards Hill Road offers a delightful blend of comfort and convenience. Spanning an ample 1,119 square feet, the property boasts three spacious bedrooms, making it an ideal family home.

Upon entering, you are greeted by a large living and dining room that provides a perfect space for both relaxation and entertaining. The panoramic conservatory invites an abundance of natural light, creating a warm and inviting atmosphere. The generous garden is a true highlight, flourishing with greenery and offering a wonderful outdoor space for children to play or for hosting summer gatherings.

The property features a practical downstairs utility room and a convenient WC, enhancing the functionality of the home. The master bedroom is particularly noteworthy, featuring fitted wardrobes that provide ample storage. Additionally, the second bedroom benefits from an ensuite, adding a touch of luxury and privacy.

For those with vehicles, the property includes a five-car driveway and a garage, ensuring ample parking space. The stunning views of the sought-after Minster On Sea area further enhance the appeal of this residence.

Location is key, and this home is within walking distance to the local beach, as well as transport links, schools, and various amenities. This property presents a wonderful opportunity for anyone seeking a spacious and well-located family home in a picturesque setting.

Minster On Sea, Sheerness, ME12 2LG

