



Guide Price
£525,000
Freehold

4x  1x  2x 

"Rothbury", Southsea Avenue, Minster On
Sea, Kent, ME12

Wards
Helping you move forwards



Main features

- Panoramic sea views to the rear
- Potential to either extend or add a swimming pool (subject to planning consent)
- Large decking area overlooking the garden with sea views
- Parking to the front plus a garage
- Lounge, kitchen/breakfast room plus a separate dining room

Accommodation

GROUND FLOOR

- Entrance Hall
- Downstairs Cloakroom: 6'1 x 3'6 (1.86m x 1.07m)
- Kitchen/Breakfast Room: 2'4" x 11'3 (7.35m x 3.43m)
- Lounge: 14'4 x 13'4 (4.37m x 4.07m)
- Dining Room: 9'8 x 9'8 (2.95m x 2.95m)

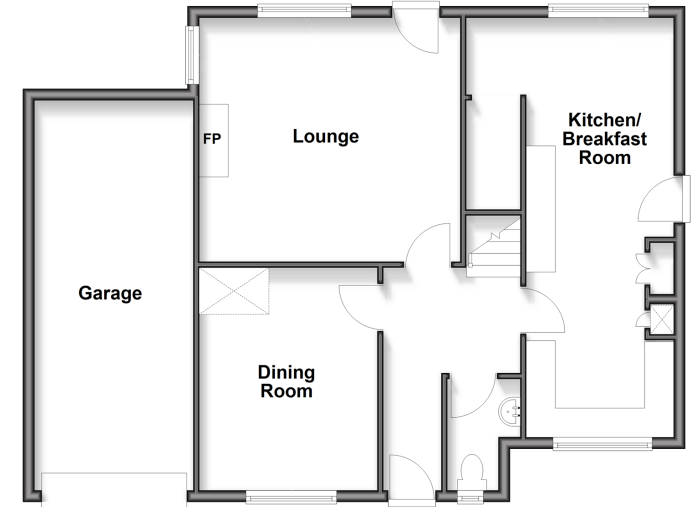
FIRST FLOOR

- Landing
- Bedroom 1: 13'0 x 11'3 (3.97m x 3.43m)
- Bedroom 2: 13'8 x 7'9 (4.17m x 2.36m)
- Bedroom 3: 9'8 x 9'8 (2.95m x 2.95m)
- Bedroom 4: 9'8 x 7'9 (2.95m x 2.36m)
- Shower Room: 7'8 x 7'2 (2.34m x 2.19m)

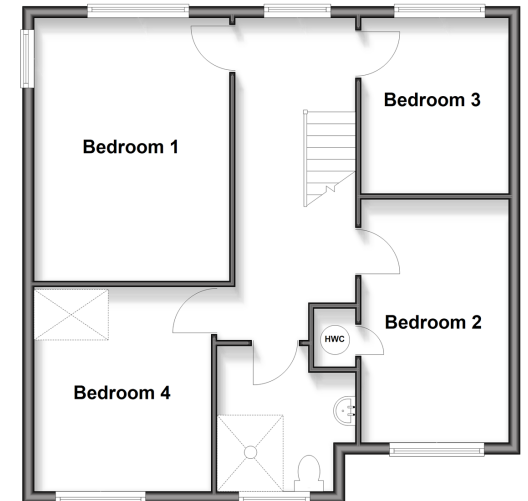
OUTSIDE

- Front Garden
- Front Driveway
- Garage
- Rear Garden

Ground Floor
Approx. 82.5 sq. metres (887.8 sq. feet)



First Floor
Approx. 63.7 sq. metres (686.2 sq. feet)



Call Sheerness - 01795 664651 ■ wardsofKent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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