



£240,000

Halfway Road, Minster On Sea, Sheerness

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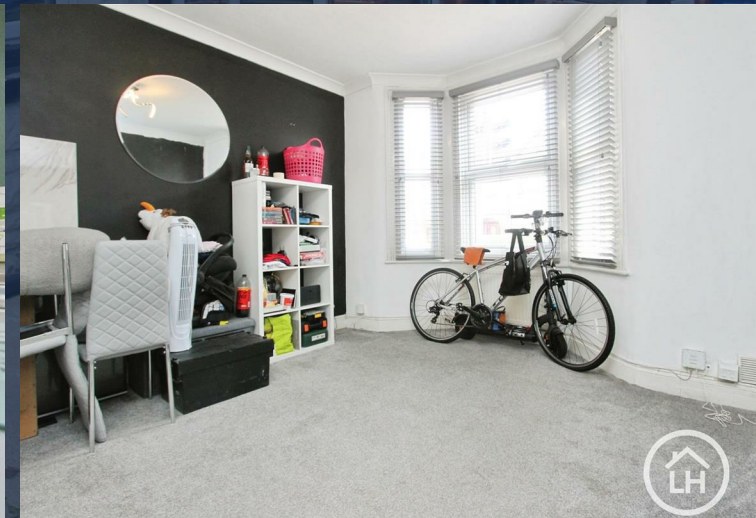


# Summary of Halfway Road

This spacious three-bedroom terraced home offers generous accommodation throughout and is an excellent opportunity for those looking to create a comfortable family home with plenty of indoor and outdoor space.

## Key Features

- Spacious three-bedroom terraced home offering versatile family accommodation.
- Three generously sized bedrooms with plenty of room for furnishings.
- Bright and welcoming lounge, perfect for relaxing with family and friends.
- Separate dining room providing an ideal space for entertaining or family meals.
- Practical kitchen with adjoining utility room for added convenience.
- Exceptionally large rear garden with excellent potential for outdoor living, play or gardening.
- Good transport links with easy access to the A249 and nearby rail services for commuting.
- Well-positioned close to local schools, shops, supermarkets and everyday amenities.
- Council tax band B
- EPC D (64)



## Property Overview

The property features well-proportioned rooms, including a welcoming lounge, a separate dining room ideal for family meals or entertaining, and a practical kitchen leading through to a useful utility area and ground floor bathroom. Upstairs, you'll find three good-sized bedrooms, providing flexible space for growing families, those working from home, or anyone needing additional storage. Outside, the property benefits from a particularly large rear garden, offering fantastic potential for children to play, summer gatherings, gardening enthusiasts, or simply enjoying outdoor living. Conveniently located close to local schools, everyday amenities and transport links, this home combines generous living space with excellent potential, making it an ideal choice for buyers seeking value, practicality and room to grow.

## About The Area

Halfway Road is conveniently situated on the Isle of Sheppey, offering easy access to a range of everyday amenities and making it a practical location for families, first-time buyers and commuters alike. The nearby town centre provides a selection of supermarkets, independent shops, cafés and essential services, while a choice of primary and secondary schools are within easy reach. For those who enjoy the outdoors, the area benefits from nearby parks, open green spaces and the Isle of Sheppey's picturesque coastline, where residents can enjoy scenic walks, beaches and waterfront views. Excellent road links via the A249 provide straightforward connections to Sittingbourne and the M2 motorway, while nearby railway stations offer services to London and the Kent coast, making the area well suited for commuters. Combining everyday convenience with access to coastal living, Halfway Road is a popular location for those seeking a well-connected home with a strong sense of community.

## Lounge

4.34m x 3.66m (14'03 x 12)

## Dining Room

3.58m x 3.35m (11'09 x 11)

## Kitchen

3.43m x 2.44m (11'03 x 8)

## Utility

2.44m x 1.40m (8 x 4'07)

## Bathroom

2.44m x 2.11m (8 x 6'11)

## Bedroom One

4.34m x 3.58m (14'03 x 11'09)

## Bedroom Two

3.66m x 2.74m (12 x 9)

## Bedroom Three

3.05m x 2.44m (10 x 8)

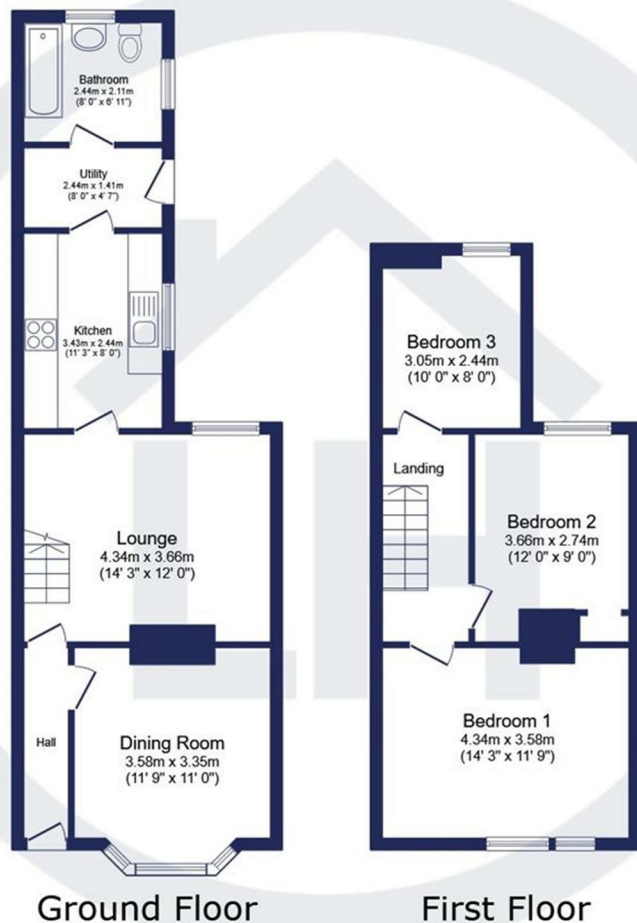
## About LambornHill

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.

**-Let's Keep It Local, Let's Keep It LambornHill**





Total floor area: 87.9 sq.m. (947 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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>82</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>64</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



LambornHill 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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