



**Connells**

Cliff Edge The Leas  
Minster On Sea Sheerness

# Cliff Edge The Leas Minster On Sea Sheerness ME12 2NL

**For Sale**  
**£875,000**



## Property Description

Occupying a prime seafront position on an exceptionally large plot, this outstanding five-bedroom detached residence presents a rare opportunity to acquire a truly one-of-a-kind family home with breathtaking coastal views.

Designed to maximise its unrivalled location, the property features a superb front-facing balcony, providing the perfect space to relax and enjoy panoramic views across the sea. Internally, the home offers spacious and versatile accommodation throughout, with generous reception areas ideal for modern family living and entertaining.

The property boasts five well-proportioned bedrooms and three bathrooms, ensuring ample space and convenience for larger families or visiting guests.

Lots of natural light while making the most of the spectacular waterfront setting.

Externally, the substantial plot provides extensive outdoor space and an abundance of parking, accommodating numerous vehicles with ease. The rear of the home is complete with a covered decked area, perfect for family gatherings, complete with a hot tub.

The addition of solar panels enhances the property's energy efficiency, combining environmental benefits with reduced running costs.

This exceptional seafront home offers a unique blend of space, privacy, sustainability, and unrivalled coastal living. Rarely does a property of this calibre and individuality come to the market, making it a truly remarkable opportunity for discerning buyers.

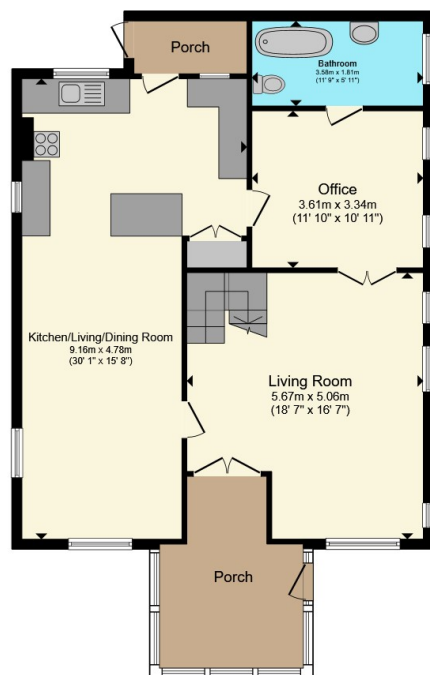
## Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

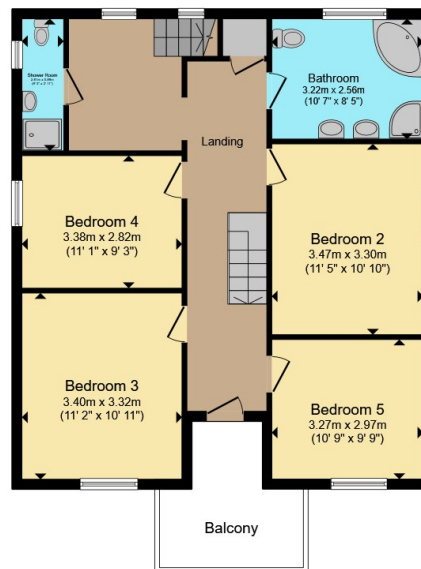








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 220.0 m<sup>2</sup> (2,368 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

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EPC Rating: C Council Tax  
Band: F

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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