OVER 60?
Secure this property for up to **59% less!***

Guide Price
£450,000
Freehold

4x 3x 1x

Wards Hill Road, Minster On Sea, Kent, ME12

Wards
Helping you move forwards

Main features

- Stunning views across The Glen Village Green from the rear
- Double garage plus parking to the rear
- Great size modern kitchen with separate utility room
- Double bedrooms, two with en-suites
- Dressing rooms to two bedrooms
- Relax and unwind in the conservatory

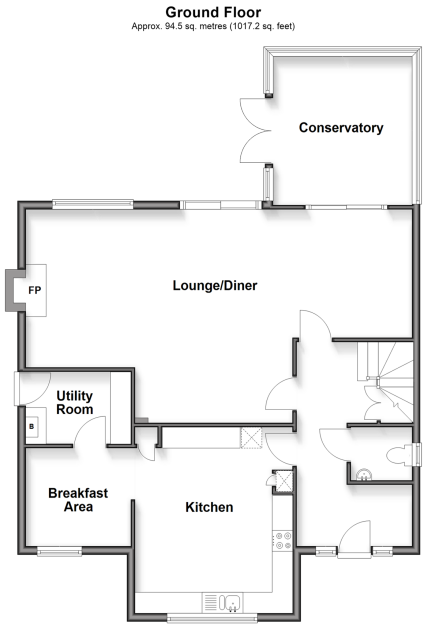
Accommodation

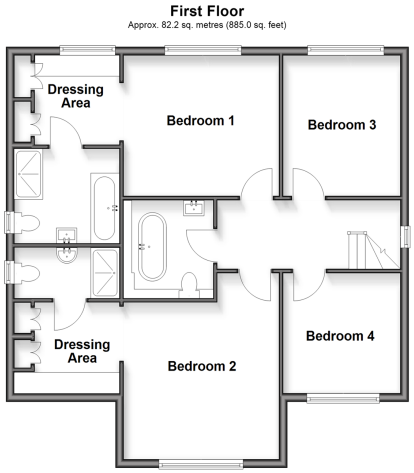
GROUND FLOOR
Entrance Hall
Downstairs Cloakroom: 5'2 x 4'1 (1.58m x 1.25m)
Lounge/Diner: 31'5 x 18'6 (9.58m x 5.64m)
Kitchen/Breakfast Area: 22'2 x 12'7 (6.76m x 3.84m)
Utility Room: 8'0 x 6'1 (2.44m x 1.86m)
Conservatory: 11'7 x 11'5 (3.53m x 3.48m)

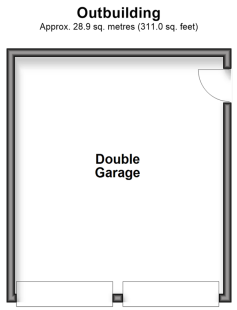
FIRST FLOOR
Landing
Bedroom 1: 14'8 x 12'8 (4.47m x 3.86m)
Dressing Area: 7'3 x 6'6 (2.21m x 1.98m)
En-suite Bathroom: 8'1 x 8'0 (2.47m x 2.44m)
Bedroom 2: 13'8 x 10'6 (4.17m x 3.20m)
Dressing Area: 7'3 x 6'6 (2.21m x 1.98m)
En-suite Shower Room: 8'5 x 4'2 (2.57m x 1.27m)
Bedroom 3: 10'8 x 9'5 (3.25m x 2.87m)
Bedroom 4: 9'10 x 9'9 (3.00m x 2.97m)
Bathroom: 7'6 x 7'3 (2.29m x 2.21m)

OUTBUILDING
Double Garage

OUTSIDE
Front Garden
Driveway
Rear Garden







Call Sheerness - 01795 664651 ■ wardsofkent.co.uk

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING | CURRENT: D(66) | POTENTIAL: C(77)

The Property Ombudsman

INVESTORS IN PEOPLE

11635693/20260321/DS/JLS