

# Guide Price £450,000

Penny Cress Road, Minster On Sea, Sheerness

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# Summary of Penny Cress Road

***Guide Price £450,000 - £500,000***

A substantial and beautifully presented five double bedroom family home set over three floors, located in a popular Minster on Sea position. This spacious property offers a bright lounge, separate dining room and a well-equipped kitchen/breakfast room, along with a ground floor W/C. The standout feature is the generous bedroom sizes, with all five being true doubles, including two with en-suite shower rooms, plus a modern family bathroom. Externally, the home enjoys a stunning rear garden, thoughtfully arranged with a mix of lawn and patio, alongside driveway parking and a double garage. A fantastic, versatile home perfect for growing families.

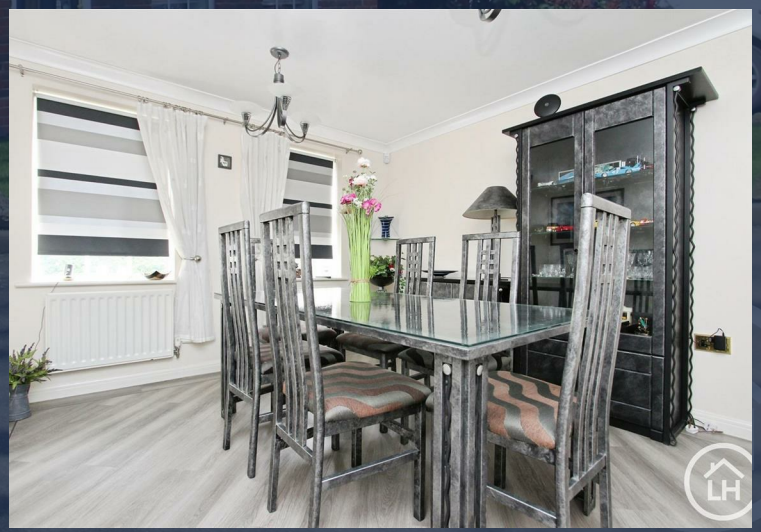
## Key Features

- Substantial Five Bedroom Family Home
- All Bedrooms Are True Doubles
- Two En-Suite Bedrooms, One Bathroom on the Second Floor And W/C Downstairs
- Spacious Lounge
- Separate Dining Room
- Beautifully Presented
- Driveway & Double Garage
- Popular Minster on Sea Location
- EPC Awaited
- Council Tax Band F

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## Property Overview

Situated in a popular residential location on Penny Cress Road in Minster on Sea, this impressive and substantial family home offers generous, well-balanced accommodation across three floors, making it ideal for growing families or those seeking versatile living space.

The property is beautifully presented throughout and immediately gives a sense of space, both internally and externally. The ground floor offers a welcoming entrance hall, a spacious lounge filled with natural light, a separate dining room perfect for entertaining, and a well-appointed kitchen/breakfast room with ample worktop and storage space. A convenient downstairs W/C completes the ground floor layout.

To the first floor, you will find three excellent double bedrooms, two of which benefit from their own en-suite shower rooms, providing a level of comfort and privacy rarely found. A modern family bathroom serves the remaining bedroom on this floor.

The second floor continues to impress, offering two further generous double bedrooms, both versatile in use and ideal as additional bedrooms, guest rooms, or home office spaces.

Externally, the property boasts a stunning rear garden which has been thoughtfully designed to combine both lawn and patio areas, approximately two-thirds laid to lawn and one-third paved. This creates the perfect setting for family life, outdoor dining and entertaining during the warmer months. To the front, there is driveway parking along with access to a double garage, providing excellent storage and practicality.

A key feature of this home is the size and proportion of the bedrooms, all of which are true doubles, offering flexibility for a variety of living arrangements.

Overall, this is a fantastic opportunity to acquire a spacious, well-maintained home in a sought-after Minster on Sea location, combining generous accommodation, multiple bathrooms and a beautifully balanced garden.

## About The Area

Penny Cress Road is situated in the popular village of Minster on Sea, located on the Isle of Sheppey, an area that continues to grow in demand thanks to its coastal setting, strong community feel and excellent value for space.

Minster offers a good range of everyday amenities including local shops, supermarkets, cafés and pubs, as well as well-regarded primary and secondary schools. The area is particularly appealing for families, with plenty of open green spaces, parks and coastal walks nearby, including the seafront which is just a short distance away and perfect for weekend walks and leisure.

For commuters, Sheerness-on-Sea and Queenborough train stations provide regular services with connections to Sittingbourne and onwards to London, while the A249 offers direct road links to the M2 and wider motorway network.

Combining coastal living with convenience and a relaxed pace of life, Minster on Sea is an increasingly desirable location for buyers looking for more space without compromising on accessibility.

## - Ground Floor -

### Lounge
6.27m x 3.23m (20'7 x 10'7)

### Dining Room
3.63m x 3.25m (11'11 x 10'8)

### Kitchen / Diner
5.13m x 3.66m (16'10 x 12'00)

### W/C

## - 1st Floor -

### Bedroom One
3.71m x 3.25m (12'2 x 10'8)
En-suite (8'1" x 6'5")

### Bedroom Two
3.33m x 2.92m (10'11 x 9'7)
En-Suite 5'2" x 5'2"

### Bedroom Five
3.33m x 2.51m (10'11 x 8'3)

## - 2nd Floor -

### Bedroom Four
5.11m x 4.09m (16'9 x 13'5)

### Bedroom Five
4.88m x 3.33m (16'00 x 10'11)

### Double Garage

## 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.

## - Lets Keep It Local, Lets Keep It LambornHill

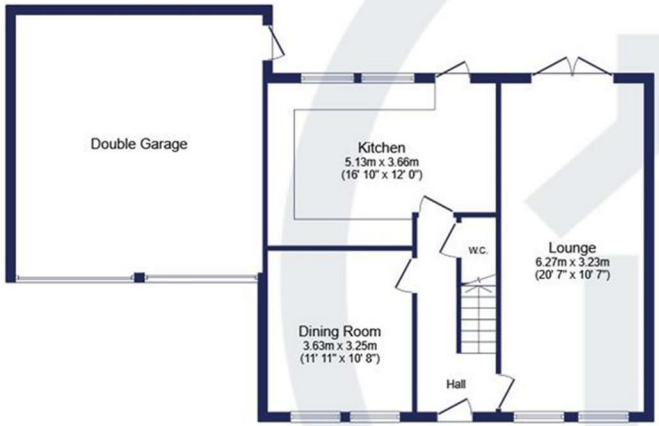
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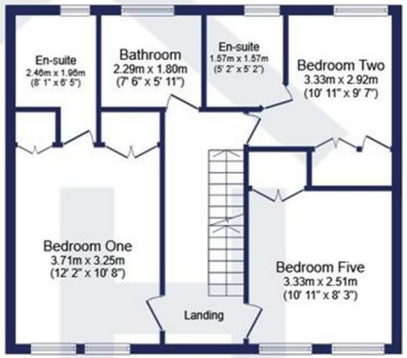






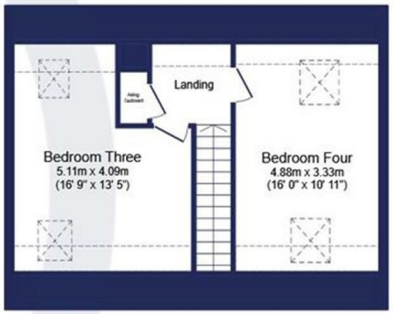

Ground Floor

Floor area 95.1 sq.m. (1,024 sq.ft.)




First Floor

Floor area 62.5 sq.m. (673 sq.ft.)



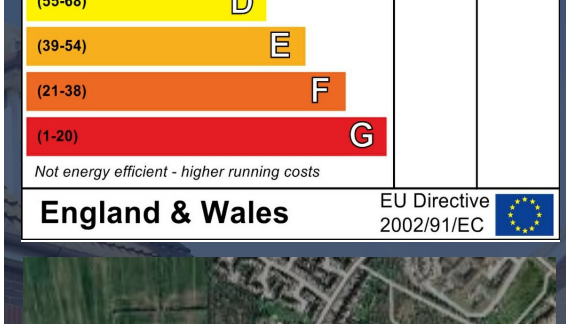

Second Floor

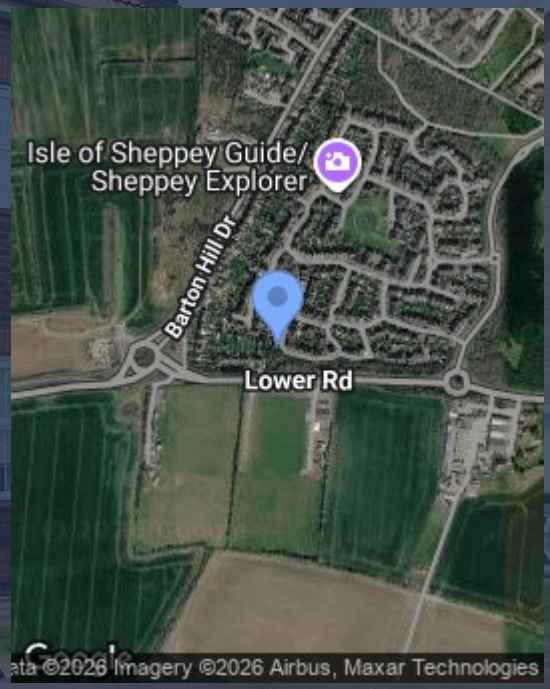
Floor area 52.7 sq.m. (567 sq.ft.)

Total floor area: 210.3 sq.m. (2,264 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

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