



Hilltop Road, Minster On Sea, Sheerness



**SUBSTANTIAL AND VERSATILE FAMILY HOME** - Lamborn & Hill are pleased to offer for sale this unique property on Hilltop Road, Minster. This is a unique opportunity to purchase a property with a ready-made granny annexe which are very hard to find! The living space is good and with decent room sizes, this property can be altered and adapted to suit many different needs. In total there are five bedrooms, three bathrooms and two kitchens. There is a large bank of solar panels to the rear which are owned outright and will generate huge benefit/savings to the next owner. The granny annexe has its own separate entrance, accessed to the right flank of the property from the garage. The location is superb, access is easy for the A249 via Barton Hill Drive and Minster Hospital is within easy walking distance. We would urge any interested parties to look at the floorplan to fully appreciate the size and potential with this property. **CALL NOW TO VIEW**

## Asking price £349,950

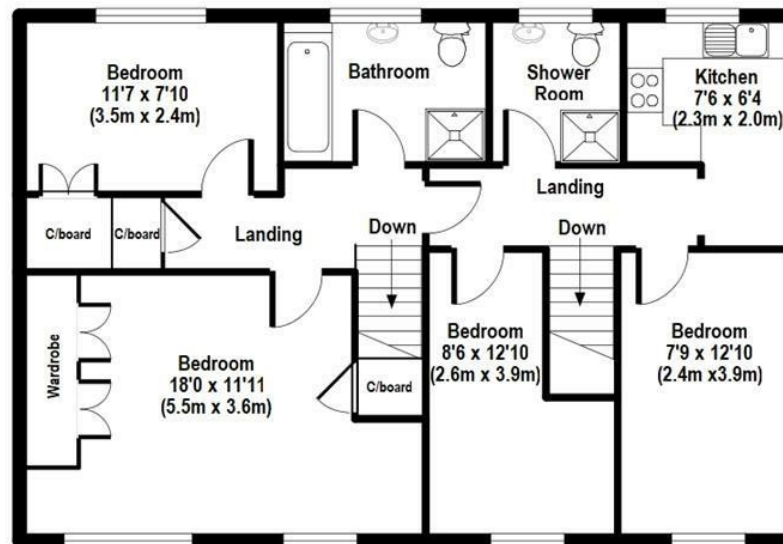
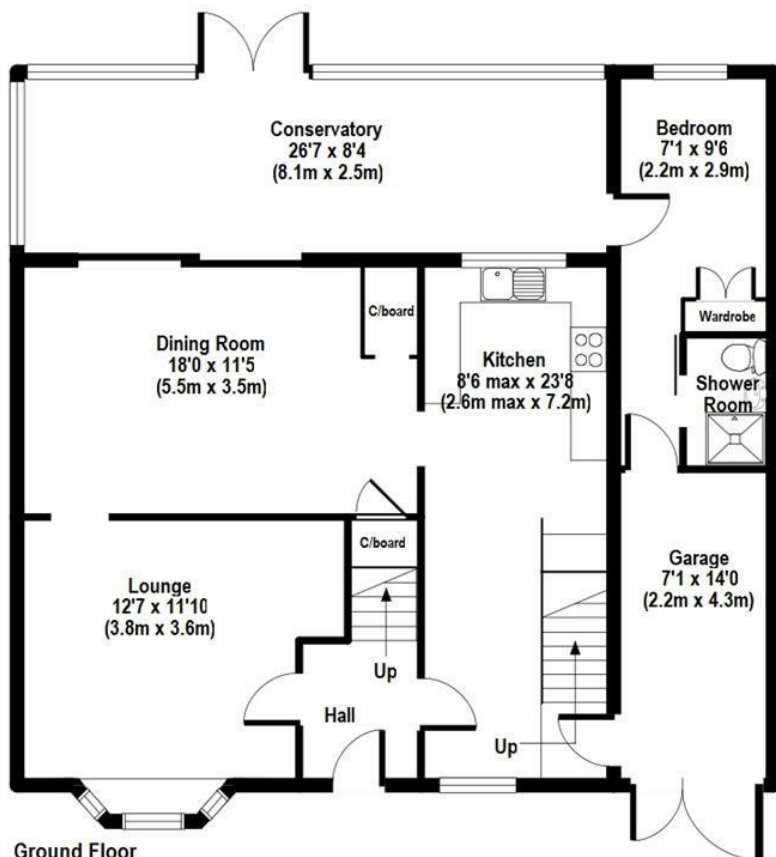
- SUBSTANTIAL FAMILY HOME
- Ready Made Annexe
- Five Bedrooms
- Bathroom, Shower Room & Wet Room
- EPC Rating C (71)
- Two Kitchens
- Large Rooms Throughout
- Solar Panels (Owned Outright)
- Quiet Residential Location
- NO ONWARD CHAIN











APPROX GROSS INTERNAL FLOOR AREA: 1874 sq. ft / 174 sq. m

### Hilltop Road

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill 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.