



Guide Price £300,000

Minster On Sea, Sheerness



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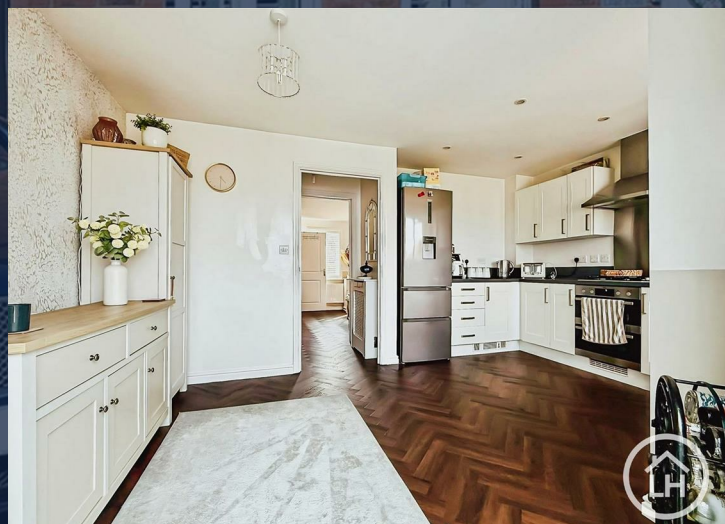
Summary of Minster On Sea

** Guide Price £300,000 - £325,000 **

Immaculately presented throughout •
Detached double garage • Plantation
shutters throughout • New carpets to the
first floor • Beautifully landscaped garden
• Contemporary interiors • Ready to move
straight into • Sought-after location •
Close to highly regarded schools & local
amenities • Convenient for the seafront

Key Features

- Beautifully Presented
- Spacious lounge with attractive herringbone flooring
- Stunning conservatory overlooking the rear garden
- Ground floor cloakroom/W.C.
- Principal bedroom with stylish en-suite shower room
- Contemporary family bathroom
- Landscaped, low-maintenance rear garden
- Detached tandem garage
- EPC on order
- Council Tax Band C



Property Overview

Stepping inside, the welcoming entrance hall immediately sets the tone for the quality found throughout the home. The spacious lounge enjoys an abundance of natural light and provides the perfect place to relax, whilst attractive herringbone flooring flows seamlessly through much of the ground floor. Plantation shutters fitted throughout the property add a stylish, contemporary finish, enhancing both privacy and the home's overall character.

To the rear, the modern kitchen/diner offers ample worktop and storage space, creating the ideal hub for family life and entertaining. Double doors open effortlessly into the beautifully appointed conservatory, providing an additional reception area that can be enjoyed throughout the seasons whilst overlooking the landscaped rear garden.

Completing the ground floor is a convenient cloakroom/W.C.

Upstairs, the property offers three well-proportioned bedrooms, all benefiting from newly fitted carpets, creating a fresh and luxurious feel. The principal bedroom enjoys the added benefit of a contemporary en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom finished to an excellent standard.

Externally, the rear garden has been thoughtfully landscaped with a generous sandstone patio, low-maintenance planting and decking, creating the perfect space for outdoor dining and entertaining. A particular highlight of the property is the detached double garage, offering excellent storage, secure parking or workshop potential, complemented by additional driveway parking.

Lovingly maintained and beautifully presented throughout, this superb home is ready to move straight into, allowing its next owners to simply unpack and enjoy everything it has to offer.

About The Area

Situated in the popular coastal town of Minster-on-Sea, Lilac Road forms part of a well-established modern development within easy reach of a wide range of local amenities. Families are well catered for with highly regarded primary and secondary schools nearby, together with local shops, supermarkets and leisure facilities all within easy reach.

The beautiful beaches and seafront of Minster-on-Sea are just a short distance away, offering scenic coastal walks and recreational space throughout the year. Sheerness town centre and railway station are also

easily accessible, with regular services connecting to Sittingbourne and London, whilst the A249 provides straightforward road links to the M2, M20 and wider Kent motorway network. Combining coastal living with excellent commuter connections, Minster-on-Sea continues to be one of the Isle of Sheppey's most desirable locations.

Lounge

4.24m x 3.63m (13'11 x 11'11)

Kitchen / Diner

2.95m x 3.53m (9'8 x 11'7)

Conservatory

2.57m x 2.92m (8'5 x 9'7)

WC

0.91m x 1.45m (3'00 x 4'9)

Bedroom One

3.18m x 2.92m (10'5 x 9'7)

En-Suite

1.45m x 2.92m (4'9 x 9'7)

Bedroom Two

3.23m x 2.46m (10'7 x 8'1)

Bedroom Three

2.13m x 2.16m (7'0 x 7'1)

Bathroom

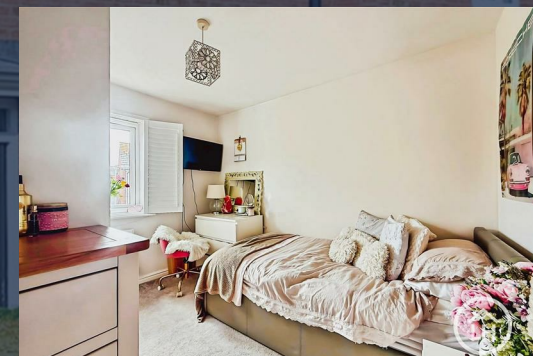
2.46m x 1.75m (8'1 x 5'9)

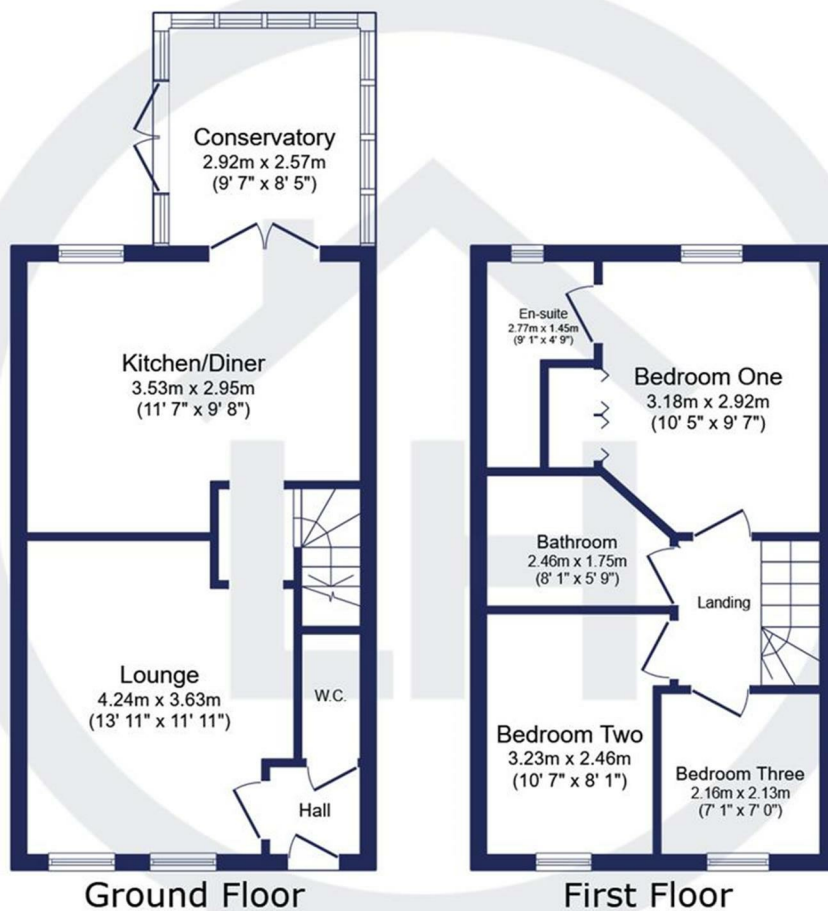
Tandem Garage

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.





Total floor area: 79.0 sq.m. (851 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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