



Price Guide £350,000  
Nelson Avenue, Minster On Sea, Sheerness

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# Summary of Nelson Avenue

GUIDE PRICE \*\*\* £350,000 - £400,000 \*\*\*

A beautifully presented detached bungalow with a generous south-facing garden, parking for multiple vehicles, and a garage, all tucked away in one of Minster's most established and peaceful residential areas. With three bedrooms, a spacious kitchen/diner, and a stunning conservatory overlooking a private tree-lined garden, this is a standout home for those seeking single-storey living without compromise.

## Key Features

- Spacious 3 Bedroom Detached Bungalow
- Parking for 4+ Cars Plus Detached Garage
- South-Facing Garden with Tree-Line Privacy
- Exceptionally Well-Maintained Throughout
- Chain Free
- Conservatory Overlooking the Garden
- Located in Popular Minster On Sea Setting
- Close to Local Shops, Buses & Medical Facilities
- EPC Rating C (73)
- Council Tax Band D



## Property Overview

Step inside and you'll immediately appreciate the space and light this home offers. The wide entrance hall branches off to three well-proportioned bedrooms, with the primary bedroom offering over 12ft of space, and a third room ideal for guests or a study. The family bathroom is fitted with a full three-piece suite, finished to a clean and neutral standard.

To the rear, the real heart of the home opens up. A sleek, modern kitchen/diner provides excellent storage and worktop space, flowing effortlessly into the full-length lounge, a dual-aspect room that offers both comfort and versatility. Beyond this, a bright conservatory looks out over the garden, drawing in afternoon and evening sun thanks to the home's south-facing orientation.

The garden is a true highlight. Framed by a mature tree line at the rear, it offers a perfect blend of privacy and sunshine, ideal for relaxing, entertaining, or simply enjoying the view. There's also a large driveway with space for at least four vehicles, plus a garage for additional storage or workshop use.

Set in the quiet and sought-after Nelson Avenue, you're within easy reach of Minster's shops, seafront, bus routes, and local amenities — but tucked away enough to enjoy peace and quiet at home.

This home is ideal for downsizers looking for comfort and convenience, or anyone seeking the ease of bungalow living in excellent condition with room to grow.

## About The Area

Minster on Sea is one of the Isle of Sheppey's most sought-after coastal communities, a place where village charm meets seaside living. Nelson Avenue sits in a quiet residential pocket just moments from local shops, essential amenities, and well-connected transport links, making day-to-day life refreshingly simple.

For those who love the outdoors, you're just a short drive or walk from Minster Leas, a scenic promenade that runs along the coast, perfect for morning walks, sea views, and summer picnics. The Blue Flag beach is clean, family-friendly, and often quieter than larger resorts, offering a peaceful retreat right on your doorstep.

Everyday needs are well covered too. Local shops, cafés, and takeaways are close by, with larger supermarkets and retail options available in nearby Sheerness. There's a GP surgery and pharmacy within easy reach, and bus

routes connect you to the wider island and mainland quickly and reliably.

If you're heading further afield, Sittingbourne station is just a 15–20 minute drive away, offering regular services into London Victoria and St Pancras, ideal for visiting family or occasional commutes.

This part of Minster has become especially popular with those seeking a slower pace of life, friendly neighbours, and homes that offer excellent value with long-term appeal, making it a perfect fit for those looking to settle into a comfortable, coastal lifestyle.

- **Lounge**  
6.12m x 3.35m (20'1 x 11')
- **Kitchen Diner**  
5.08m x 2.92m (16'8 x 9'7)
- **Bedroom One**  
3.02m x 3.86m (9'11 x 12'8)
- **Bedroom Two**  
3.94m x 2.41m (12'11 x 7'11)
- **Bedroom Three**  
2.36m x 2.51m (7'9 x 8'3)

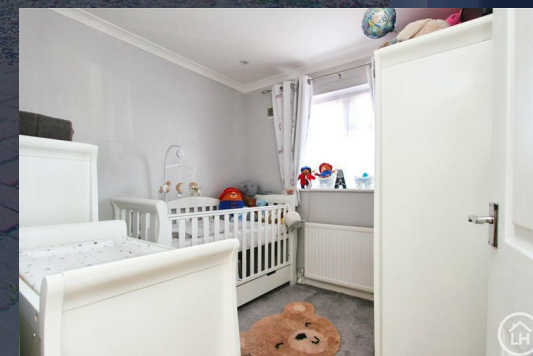
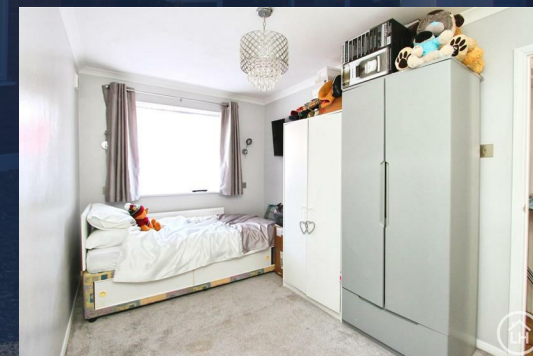
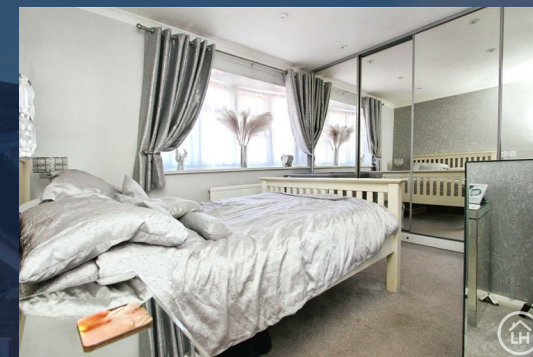
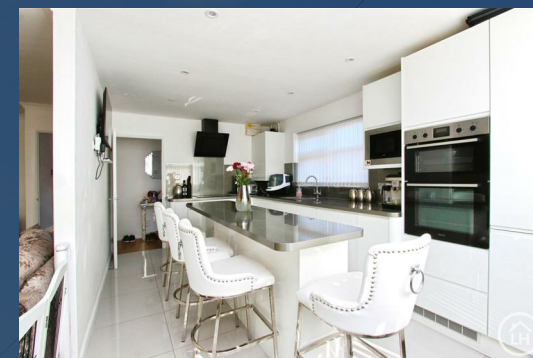
- **Bathroom**
- **Conservatory**
- **Garage**

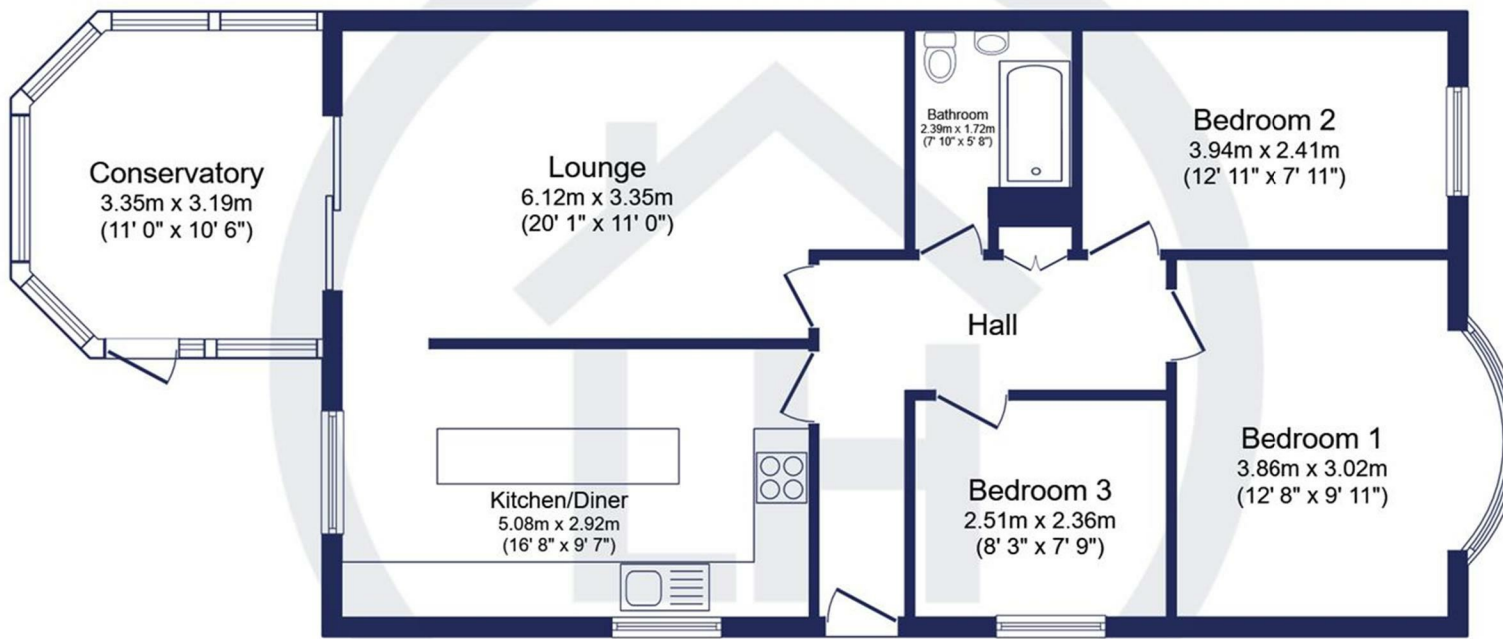
## About LambornHill

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!**





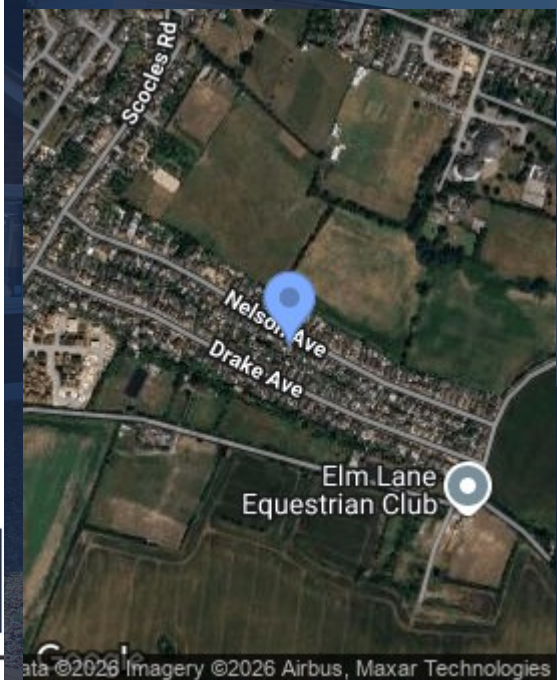
**Ground Floor**  
Floor area 88.6 sq.m. (954 sq.ft.)

Total floor area: 88.6 sq.m. (954 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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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