



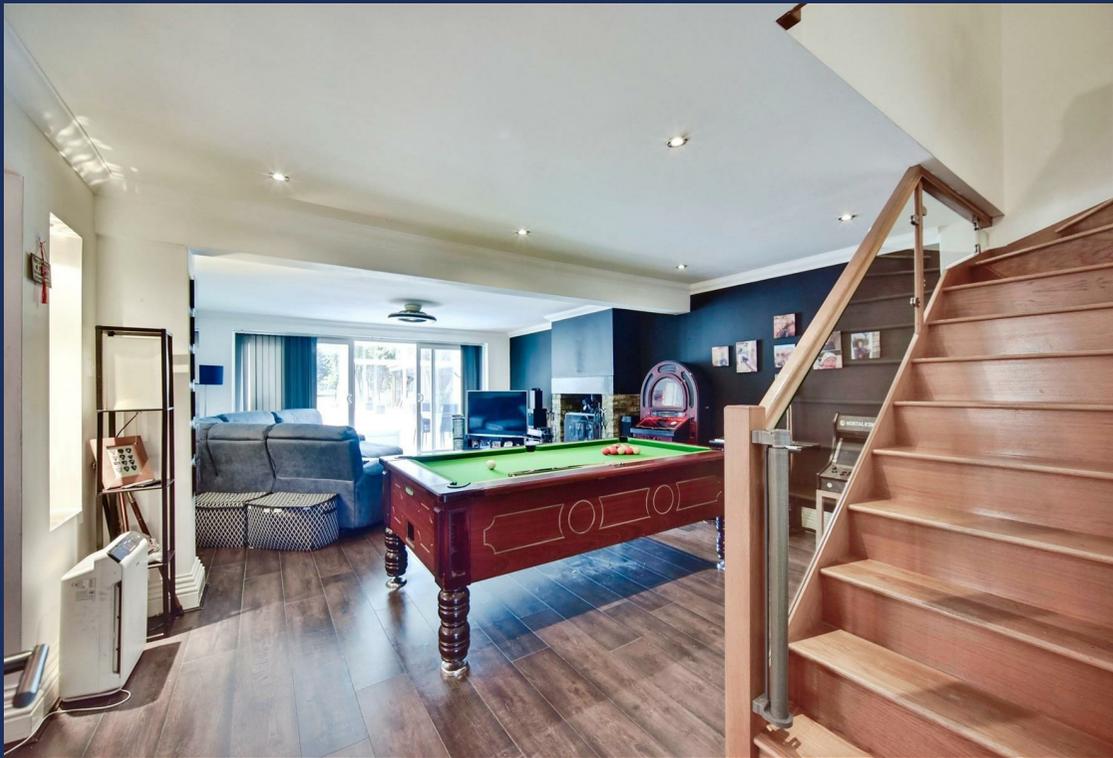
Queens Road, Minster On Sea, Sheerness

Guide Price £575,000



## Key Features

- 6 Bedroom Detached Bungalow with Sea Views
- Self-Contained 1 Bed Annex with Separate Garden Access
- Over 2,300 sq. ft. of Living Space
- Lift Between Ground Floor and First Floor
- Massive 25ft Lounge + Conservatory
- Five-Piece Family Bathroom + Ensuite
- Flexible Layout for Multi-Generational Living
- Front and Rear Driveways with Ample Parking
- EPC Rating D (61)
- Council Tax Band E



## Property Summary

\*\*\* Guide Price £575,000 - £600,000 \*\*\*

Boasting a rare combination of size, flexibility and privacy, this substantial six-bedroom detached bungalow with a separate one-bedroom annex is a true one-off. With two driveways, over 2,300 sq. ft. of internal space, and potential for multi-generational living or rental income, this home offers a lifestyle layout rarely found on the market. Whether you need space for a growing family, dependent relatives, or a separate home office wing, this property is ready to deliver.



## Property Overview

Step inside and you're welcomed by a bright entrance hall. On the ground floor, two double rooms offer flexibility for use as bedrooms, additional receptions, or hobby spaces. A generous five-piece family bathroom includes a separate shower, bath, toilet, and twin "his and hers" sinks. The heart of the home is the expansive 25ft lounge, so spacious it currently houses a full-sized pool table with ease. Double doors lead to a rear conservatory that spans the width of the property and opens onto a private, mature garden.

To the side, the impressive 25ft kitchen offers extensive workspace and storage, with room for a breakfast table and direct access from the lounge—ideal for entertaining. A cleverly integrated lift provides step-free access to the first floor, making the home adaptable for all ages and needs.

Upstairs features four further double bedrooms, including a spacious master with its own ensuite. The landing area is wide and open—more than just a corridor, it's almost a liveable space in itself, scope for reading corners or home office setups. One of the bedrooms upstairs is also accessible via the lift, further enhancing the property's inclusive design.

At the rear of the garden, a fully self-contained one-bedroom annex adds real value. With its own lounge/diner, kitchen area, bathroom and double bedroom, it feels completely independent—perfect for guests, family members or letting potential. Gated access from the rear makes it easy to fence off and use privately, while the current layout already feels naturally separate.

The front of the property offers off-road parking for 2–3 vehicles, while the rear access provides further secure parking inside the garden gates—rare flexibility in this peaceful corner of Minster.

## About Area

Situated on a residential road in the heart of Minster-on-Sea, this location offers the perfect blend of tranquillity, convenience, and coastal charm. Just a short stroll from the award-winning Minster Leas beach, the area is a haven for those who appreciate seaside walks, stunning views, and a relaxed pace of life. With a mix of bungalows and detached homes lining the streets, the neighbourhood attracts those looking for long-term comfort, space, and a strong sense of community.

Everyday amenities are close at hand. Local shops, cafés, GP surgeries, and supermarkets are all easily accessible, while nearby Sheerness town centre offers a wider range of retail, leisure, and dining options. For those who enjoy the outdoors, Barton's Point Coastal Park provides 40 acres of open green space with walking trails, a lake, and year-round activities—ideal for family outings or quiet afternoons.

Minster also benefits from good road links via the A249, providing direct access to the M2 and M20, making regional travel straightforward. Although set on the Isle of Sheppey, Sittingbourne and mainland Kent are just a short drive away, giving you the best of both coastal living and commuter convenience.

Known for its low-key lifestyle, friendly atmosphere, and wide, leafy streets, Minster-on-Sea is a standout choice for buyers looking to settle somewhere that feels both peaceful and well connected. Whether you're upsizing, downsizing, or seeking flexible multi-generational living, this is a location that continues to grow in popularity for all the right reasons.

## Rooms

Ground Floor

- **Lounge**  
25'11 x 15'9
- **Kitchen**  
25'11 x 10'11
- **Family Bathroom**  
11'7 x 5'11
- **Conservatory**  
15'9 x 8'5
- **Bedroom Three / Additional Living Space**  
15'8 x 10'10
- **Bedroom Four / Additional Living Space**  
11'10 x 8'9

First Floor

- **Master Bedroom**  
12'6 x 11'5  
En-Suite (10'02" x 2'04")
- **Bedroom Four**  
12'5 x 8'3
- **Bedroom Five**  
12'0 x 8'2
- **Bedroom Six**  
11'7 x 8'10

Annex

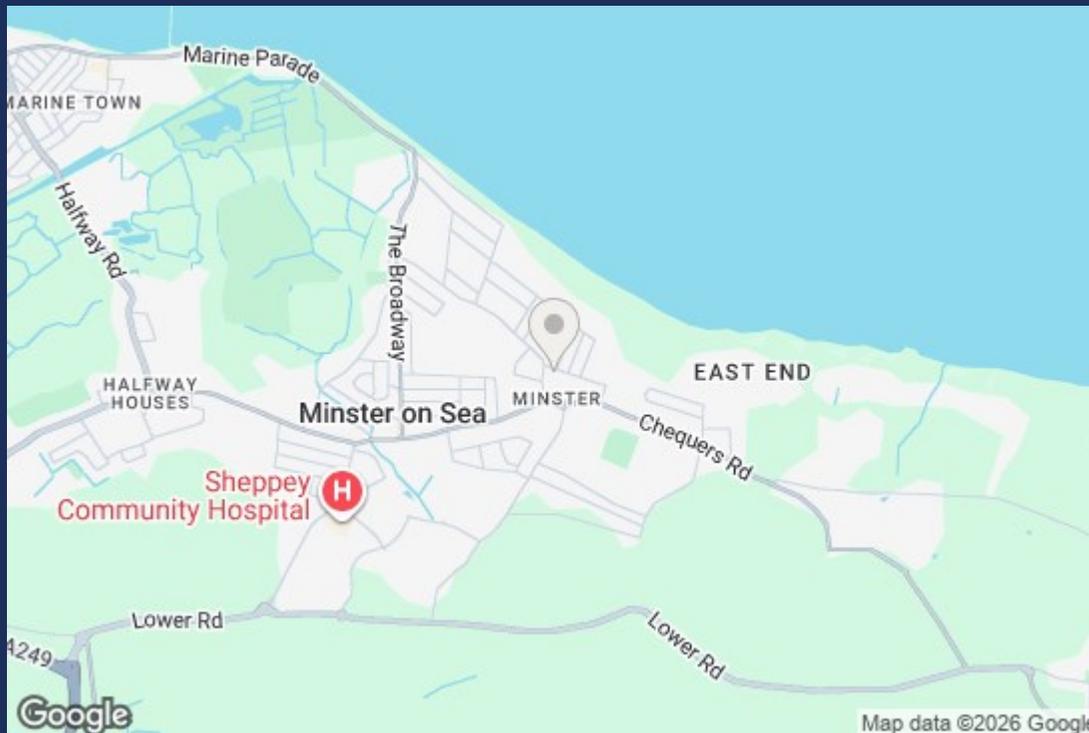
- **Lounge / Kitchen**  
16'4 x 15'8
- **Main Bedroom**  
15'8 x 8'9
- **Bathroom**

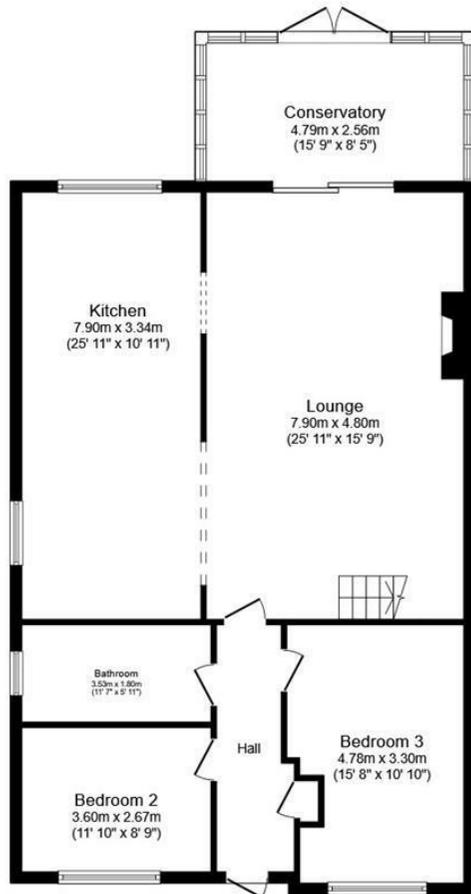
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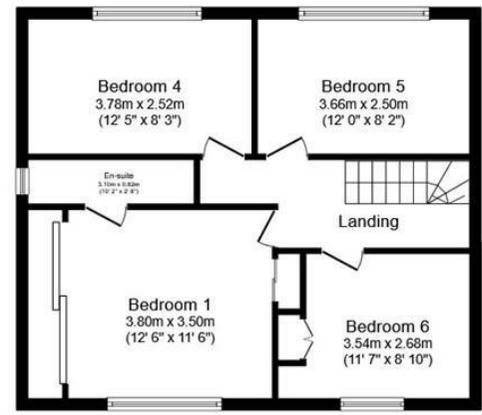
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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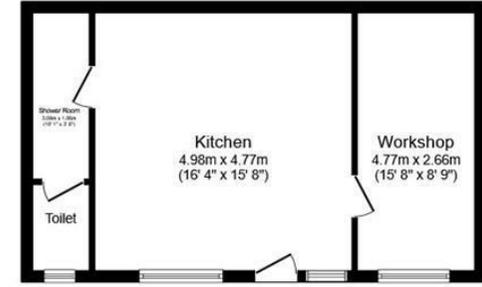




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 214.6 sq.m. (2,310 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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		

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