



Charlock Drive, Minster On Sea, Sheerness

**Guide Price £315,000**



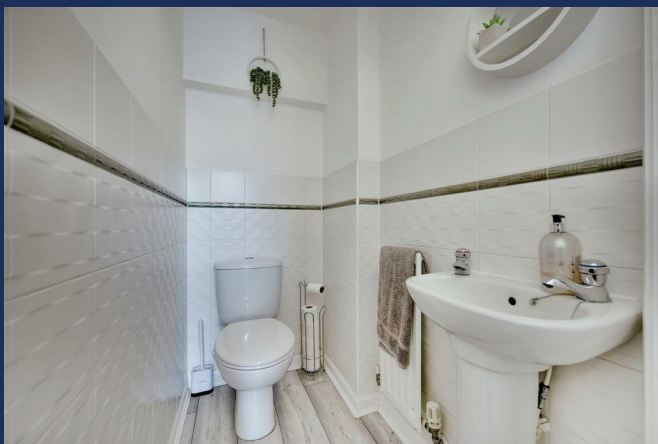
## Key Features

- 3 Bedroom End Of Terrace Freehold House
- Spacious Open-Plan Living
- Beautifully Landscaped Garden
- Stylish, Large Kitchen
- EV Charging Point, Air Conditioning & Solar Panels
- Master with Ensuite
- Driveway for Two Cars
- Modern Development Setting
- EPC Awaited
- Council Tax Band C

## Property Summary

Guide Price \*\*\* £315,000 - £335,000 \*\*\*

Perfectly positioned on the popular Charlock Drive development in Minster On Sea, this beautifully presented three-bedroom semi-detached home offers spacious and flexible living—ideal for those seeking a modern lifestyle with family-friendly comfort.



Property Overview

The bright and welcoming lounge is ideal for quality downtime and flows effortlessly into the converted dining space, formerly the garage, providing a versatile area that could serve as a playroom, home office, or family hub. The heart of the home lies at the rear with a generously sized kitchen, complete with plenty of storage and workspace—perfect for cooking together or hosting friends. Double doors open out to a beautifully maintained garden featuring a sunny patio area and a raised AstroTurf section, creating a safe and low-maintenance space for children to play or summer get-togethers.

Upstairs, two spacious double bedrooms provide restful retreats, with the main bedroom boasting a sleek ensuite. A third single bedroom is perfect for a nursery, home office, or child's room, and the family bathroom is fresh and modern. A downstairs W/C adds convenience for busy households.

With off-road parking for two vehicles and positioned within a peaceful, modern development close to local amenities and schools, this home is ideal for those looking to put down roots in a safe and welcoming neighbourhood.

About The Area

Minster on Sea is a welcoming coastal community nestled on the Isle of Sheppey in Kent, offering an appealing lifestyle balance between seaside tranquility and day-to-day convenience. Known for its clean beaches and sweeping views across the estuary, the area provides families with the perfect backdrop for outdoor living, weekend walks, and relaxed summer days by the sea.

The town itself offers a good range of everyday amenities including supermarkets, independent shops, cafes, and essential services. For families, there are several well-regarded local schools and childcare options, with community facilities such as parks, play areas, and leisure centres all close by.

Minster is also well connected, with easy access to Sittingbourne via the A249, where onward rail links to London make commuting manageable for those working in the capital. There are regular bus services in the area and convenient road links for travel across Kent.

With a friendly local atmosphere, modern developments, and an abundance of open space, Minster on Sea continues to attract buyers looking for a peaceful, well-rounded place to put down roots, raise a family, or simply enjoy a more relaxed pace of life.

Lounge

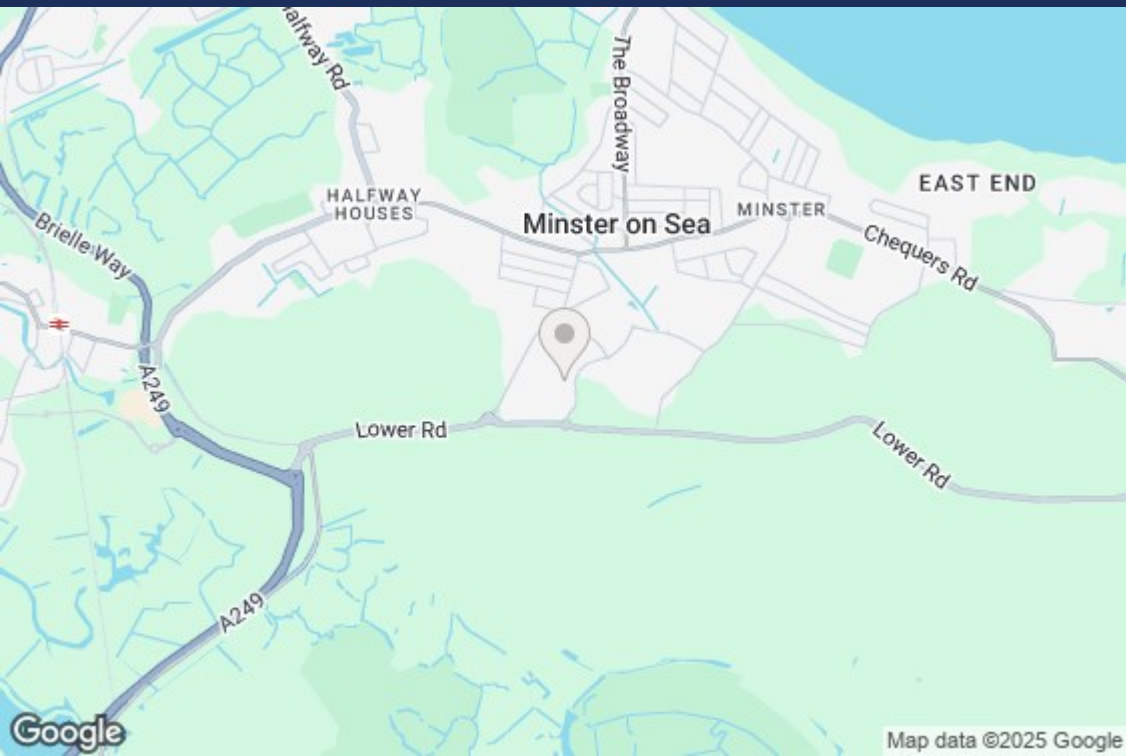
18'1 x 13'11

Dining Room

14'0 x 8'8

Kitchen

13'10 x 9'6



Bedroom One

11'6 x 10'5

En-Suite

Bedroom Two

11'8 x 7'9

Bedroom Three

8'4 x 6'0

Family Bathroom

7'8 x 5'1

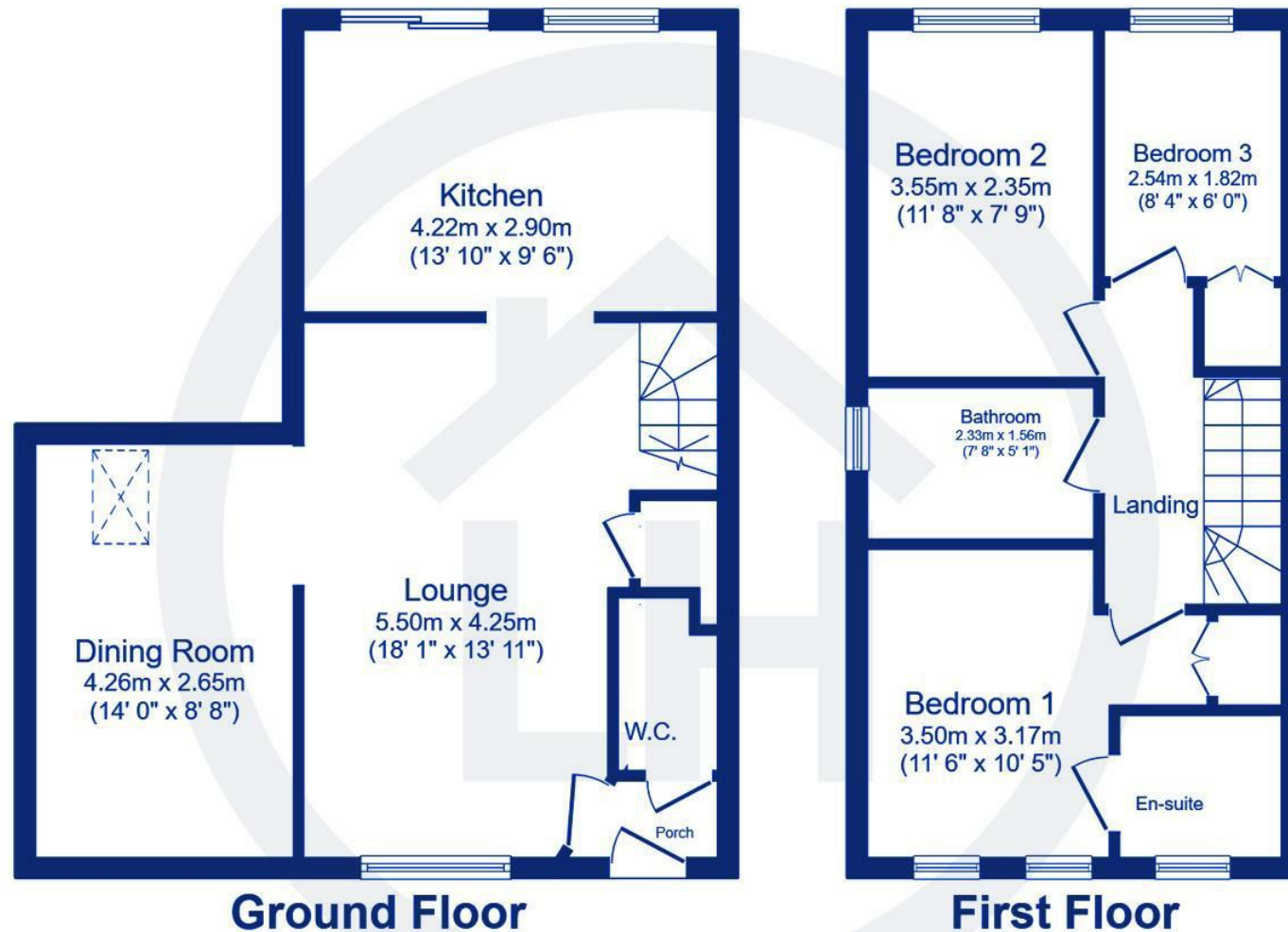
About LambornHill

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.

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Total floor area 83.9 sq.m. (903 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)	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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

[sittingbourne@lambornhill.com](mailto:sittingbourne@lambornhill.com)

[www.lambornhill.com](http://www.lambornhill.com)

