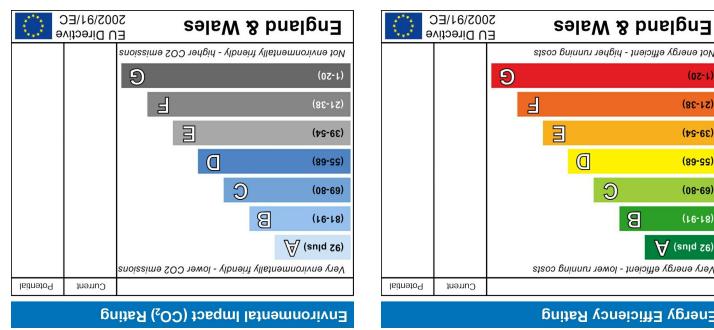
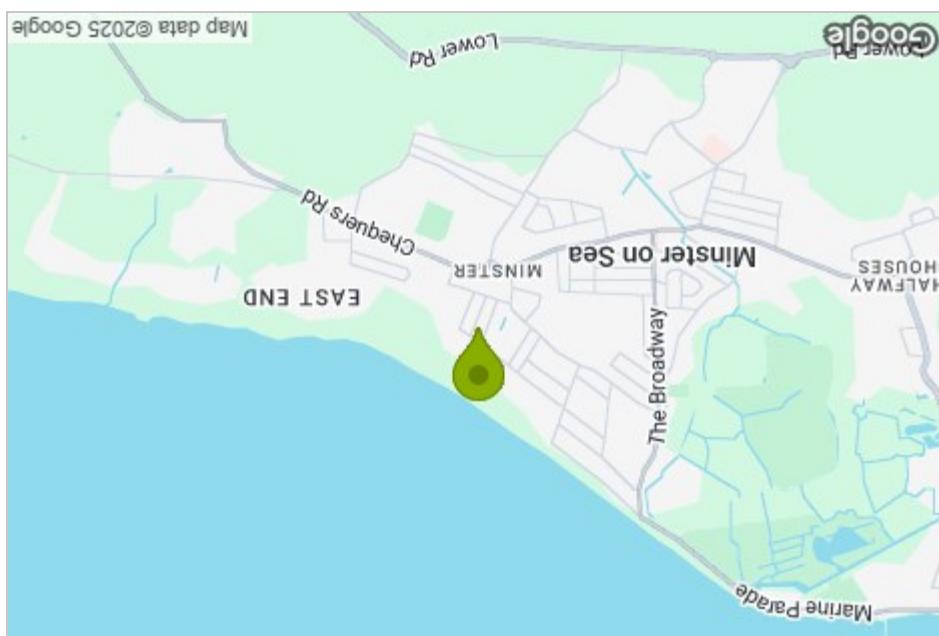


Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

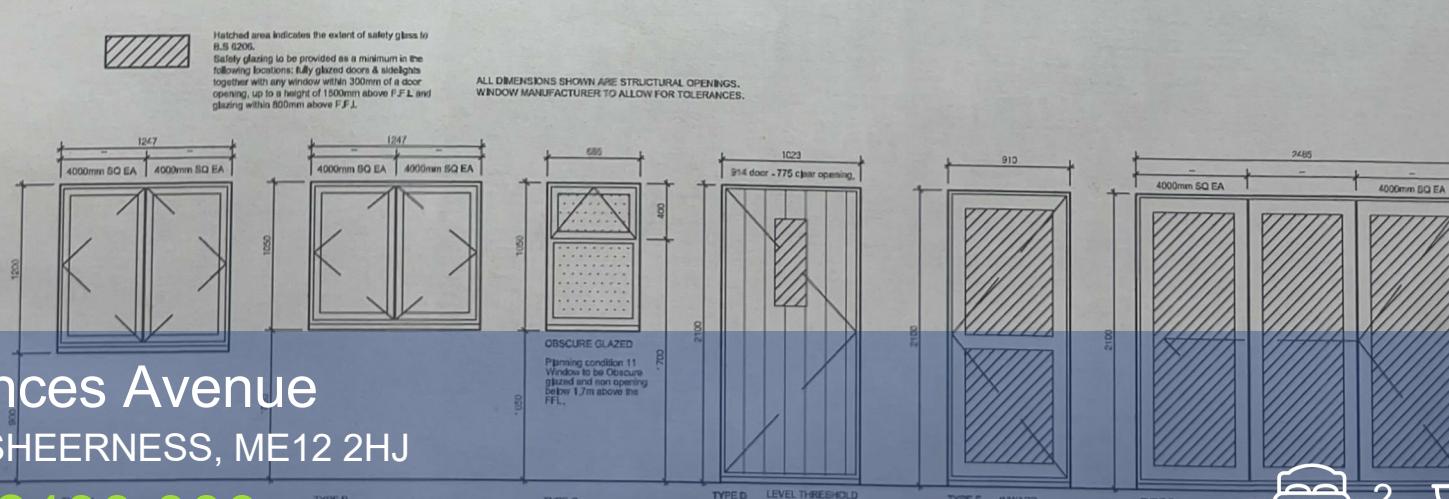
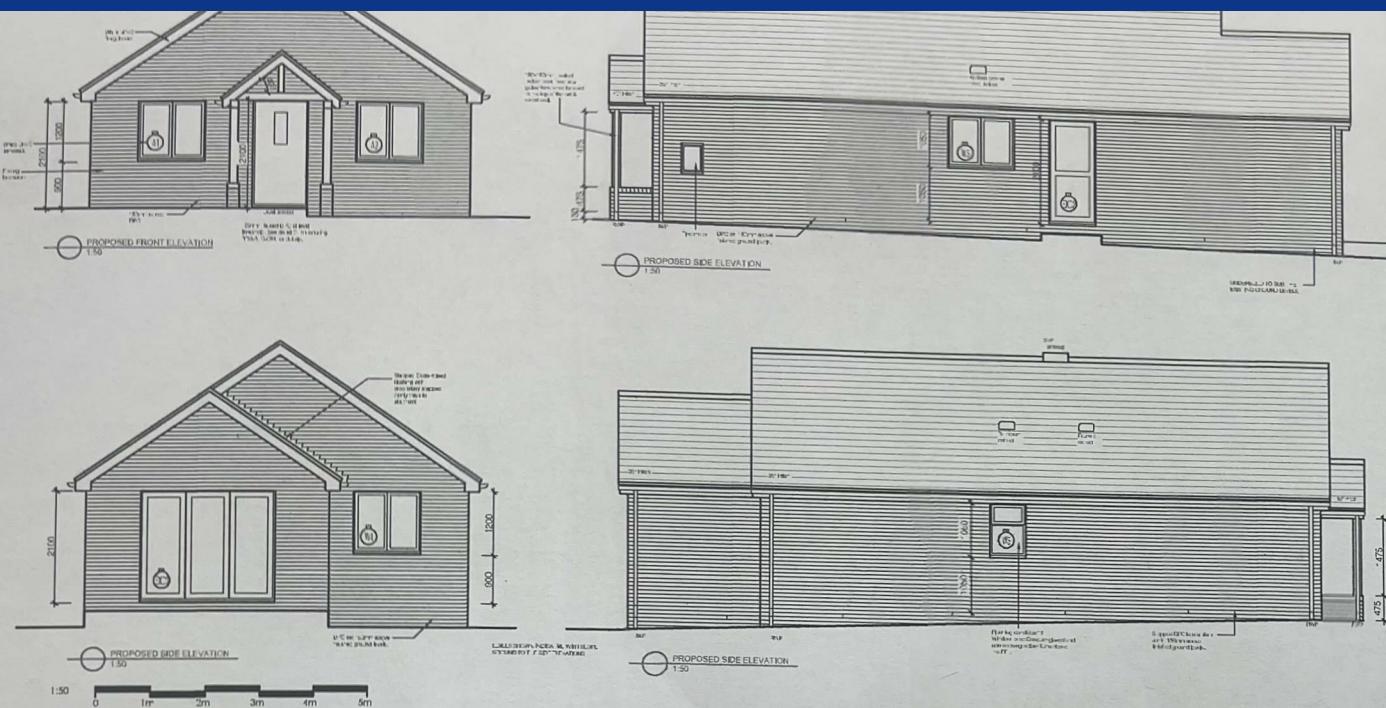


Energy Efficiency Rating



Area Map

Floor Plan



32 Princes Avenue
Minster, SHEERNESS, ME12 2HJ

Price £400,000

GLAZING
WINDOWS: Provide 24mm double glazed sealed units (4-6.4) mm panes with a 12mm air gap. The U-value of the glazing pane must not exceed 1.6 W/m²K, based on a specified window minute. Lites will open right as indicated on the drawing.

We will specify with a double pane, plain glass and clear blue reflective film, with a popular cavity clover. All windows must be in accordance with the manufacturers recommendations. Windows to have a minimum U-value of 1.2 W/m²K.

DOORS
Specialist doors with white uPVC doors. Glazing to be 24mm double glazed toughened glass sealed units (4-16.4) mm panes to be Pilkington 1000 Argon gas filled cov. doors with 30.4% glazing area to have a minimum U-value of 1.2 W/m²K.

EXTERNAL DOORS
All external doors must meet the security requirements of BS 7432-2012. The following standards are also acceptable: STS 201 Issue 3:2013, LPS 1175 Issue 2:2010 security rating, and LPS 2081 Issue 1:2015 security rating A. Windows must be made directly to the doors as per the manufacturers recommendations.

SAFETY GLAZING
Any glazing to windows or doors will be 800mm of finish. For windows to be constructed from toughened glass in accordance with approved document N 1999 edition.

Any external ground doors will be 1500mm of finished floor level and 800mm either side to be constructed from toughened glass in accordance with approved document N latest edition and BS 6266.

GLASS AREA
The glass on all glazing and thickness shall be made in accordance with BS 6266 and BS 6262: 1982 'Glazing for buildings'.

VENTILATION
In habitable rooms with an external wall, provide access for general ventilation via a window or door. For rooms with no external wall, a 200mm² area must be provided with the opening to be at least 20% of the floor area. For a single or pixel window that opens less than 30% the opening should be at least 20% of the floor area of the room. Opening windows are to open a minimum of 50mm.

BACKGROUND VENTILATION
As continuous mechanical extract ventilation is provided the specification for background ventilation is to have the equivalent area marked where it is easy to see from inside the building when installed, to ad vent ratio by installing Central background ventilators to meet with performance testing criteria: BS EN 13141-1 clauses 5.1 & 5.2.

Background Ventilation is to be positioned at a height of 700mm above FFL.

Background ventilation of 1000mm² for each room above ground floor or 1000mm² for each room below ground floor. No background ventilation to be installed in wet rooms, shower rooms, or cloakrooms.

The minimum amount of background ventilation to be installed is the surface area as defined in the 2nd edition of BS 6266-1 clause 5.2. Extract areas for windows are to be calculated as the window area to have inside.

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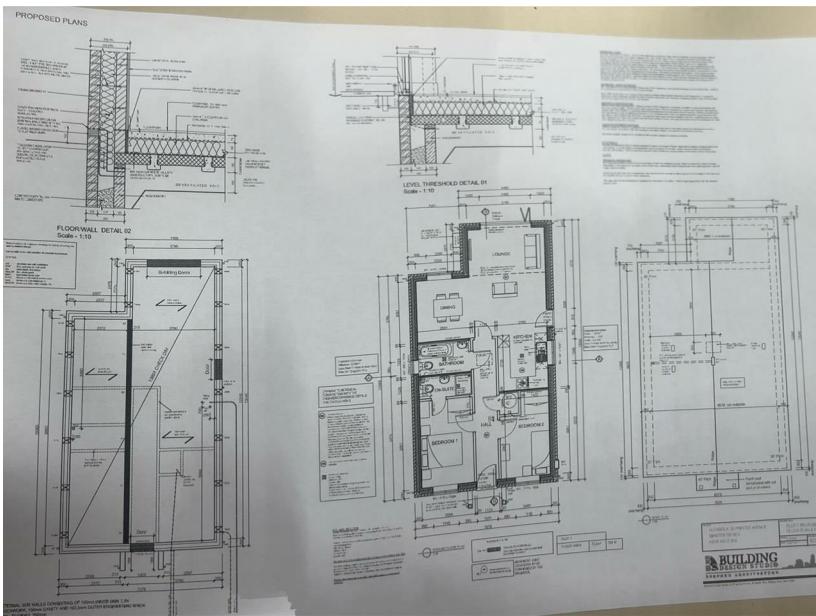
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32 Princes Avenue

- New Build 2 Bed
- 2 Double
- Detached
- Bedrooms Master
- Bungalow In
- En Suite
- Sought After
- Minster Village
- Quiet Seaside Location
- Short Walk To Village Amenities
- Ready To Move In November 2025
- 3 Minute Walk To Blue Flag Beach
- 10 Year Build Warranty
- Great Sized Living Areas
- Guaranteed



Description

£400,000 NEW BUILD DETACHED BUNGALOW

In the tranquil area of Princes Avenue, Minster, Sheerness, this charming two-bedroom detached bungalow offers a perfect blend of modern living and coastal charm. As a new build, the property boasts contemporary design and finishes, ensuring a comfortable and stylish home for its future occupants.

This new build bungalow is ideally situated just a 3 minute walk to the Minster Blue Flag beach, allowing residents to enjoy the soothing sounds of the sea and the beauty of coastal walks at their leisure. The peaceful location enhances the appeal, making it an ideal retreat from the hustle and bustle of everyday life.

Inside, the layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere. The two bedrooms provide ample room for relaxation, while the open-plan living areas are perfect for entertaining or enjoying quiet evenings at home.

In addition to its serene setting, the bungalow is conveniently close to local amenities, ensuring that shops, cafes, and essential services are within easy reach. This combination of location and modern living makes this property a fantastic opportunity for those seeking a new home by the coast.

Whether you are looking to downsize, invest, or find your first home, this delightful bungalow in Minster is not to be missed. Embrace the coastal lifestyle and make this beautiful property your own.

Minster, SHEERNESS, ME12 2HJ