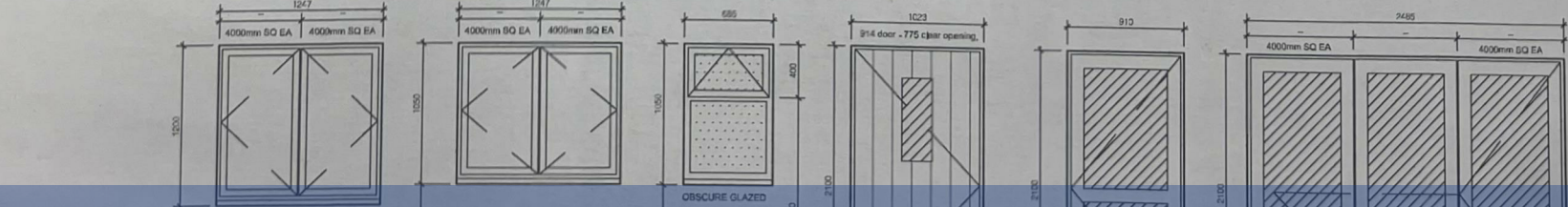


32 Princes Avenue
Minster, SHEERNESS, ME12 2HJ

Price £400,000



GLAZING: Provide 24mm double glazing sealed units, (4, 6, 6, 4) mm panes to the Pilkington K, low E glass or similar with argon gas filled cavity in white uPVC frames by approved window manufacturers with opening 100% as indicated on the drawings.

WINDOW SECURITY: Windows to meet the security requirements of BS PAS 44:2012. The following standards are also acceptable: STS 201 Issue 6:2013, LPS 1175 Issue 7:2010 security rating 2, STS 202 Issue 2:2011 burglary rating 2 and LPS 2081 Issue 1:2015 security rating 2.

DOORS: Specialist design white uPVC doors. Glazing to be 24mm double glazing, toughened glass sealed units, (4, 6, 6, 4) mm panes to be Pilkington K, low E glass or similar with argon gas filled cavity. Doors with 24mm glazing area to have a minimum U-value of 1.0 W/m²K.

EXTERNAL DOOR SECURITY: All external doors to meet the security requirements of BS PAS 44:2012. The following standards are also acceptable: STS 201 Issue 6:2013, LPS 1175 Issue 7:2010 security rating 2, STS 202 Issue 2:2011 burglary rating 2 and LPS 2081 Issue 1:2015 security rating 2.

SAFETY GLAZING: Any glazing in windows or doors with a height of 1500mm or less to be constructed from toughened glass in accordance with approved document H 1998 edition.

GLASS AREA: The total area for glass and glazing should be made in accordance with BS 6262 and BS 6263, and glazing for building.

VENTILATION: Provide 24mm double glazing sealed units, (4, 6, 6, 4) mm panes to the Pilkington K, low E glass or similar with argon gas filled cavity in white uPVC frames by approved window manufacturers with opening 100% as indicated on the drawings.

BACKGROUND VENTILATION: At corners mechanical extract ventilation is proposed for the space for background ventilation as follows:

Background Ventilation should have the equivalent area marked where it is easy to see from inside the building when installed, to aid ventilation by Building Control. Background ventilation to meet with performance testing standards BS EN 13141-1 clauses 5.1 & 5.2.

Background Ventilation should be located at least 1700mm above F.F.L.

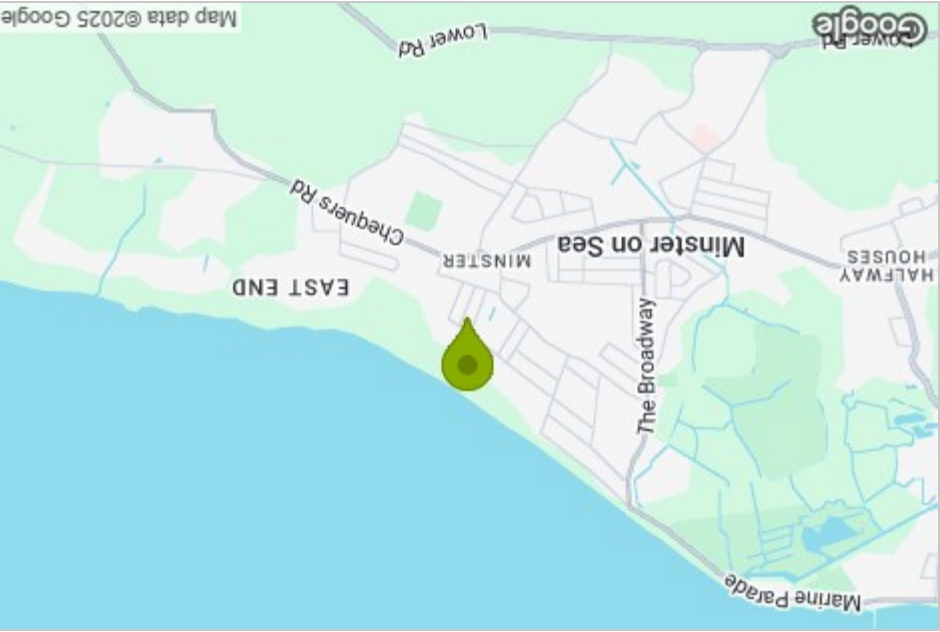
Background ventilation of 1m² (1000mm²) for each habitable room (glazed over 100mm² above F.F.L.) No 100mm² ventilation to be installed in wet rooms.

Background ventilation to be covered within the window head.

The minimum amount of visible ventilation in the window is the sum of the area of the window plus 2 x the area of the window.

At least 40% of the window area should be visible.

Floor Plan

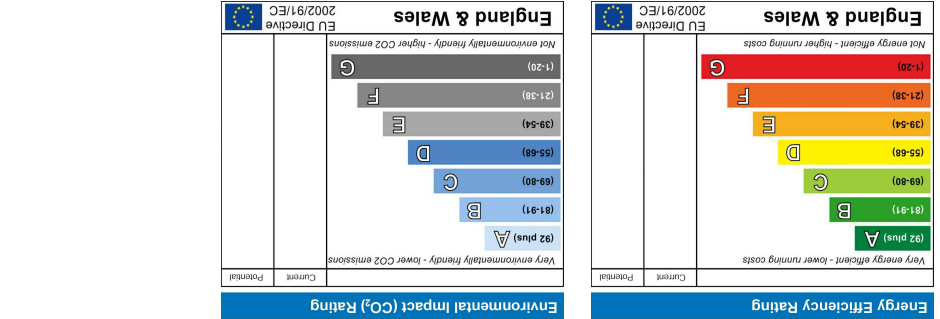


Area Map

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

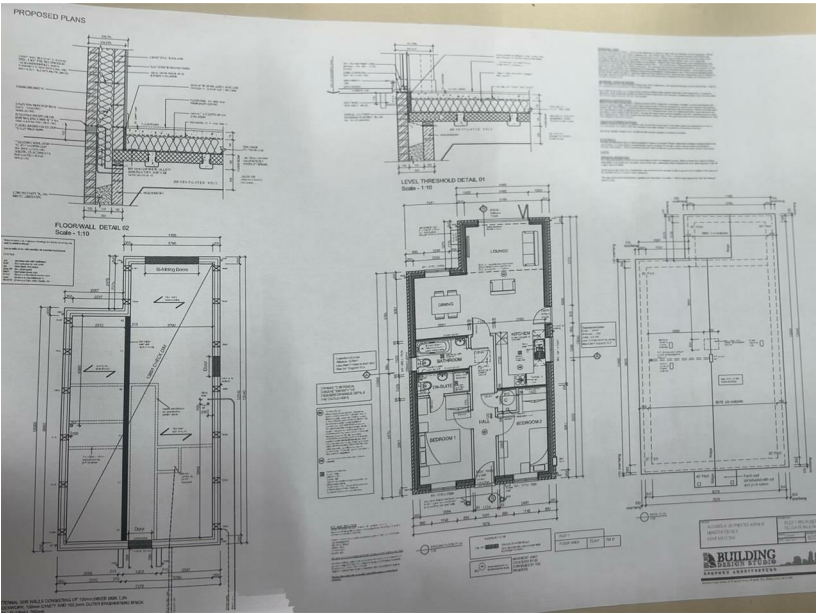
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Energy Efficiency Graph



32 Princes Avenue



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

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