

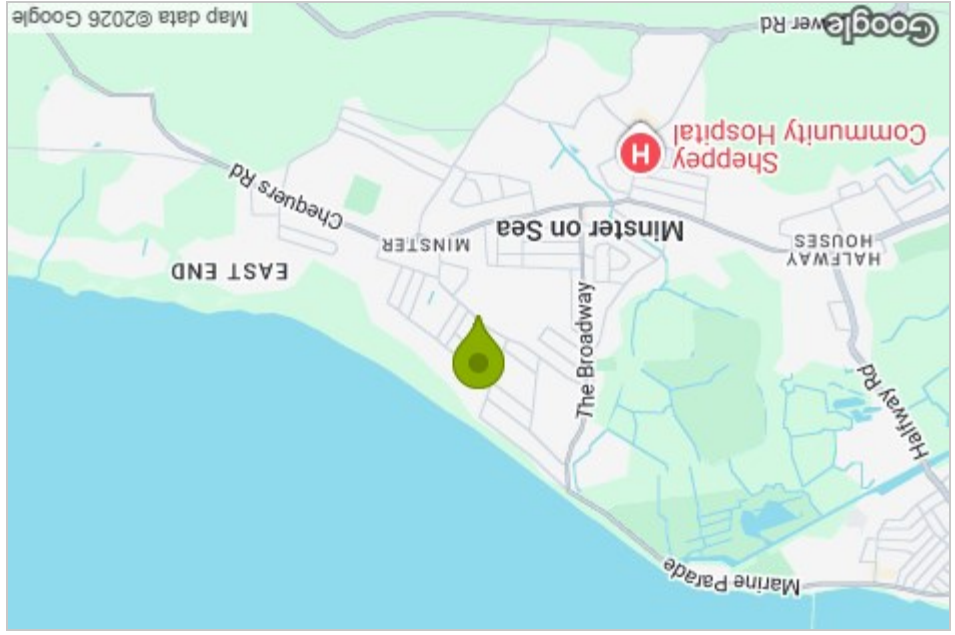
53 Wards Hill Road  
 Minster On Sea, Sheerness, ME12 2LL  
 Guide price £325,000



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	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	
75	

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	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	

**Viewing**  
 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 53 Wards Hill Road



- Extended Five Bedroom Semi-Detached Family Home
- Expansive Living Room Filled With Natural Light
- Practical Utility Area For Everyday Convenience
- Contemporary Wet Room Accompanied By A Separate Toilet
- 5 Minute Walk To The Glen Park And Minster Beach
- Elevated Position Enjoying Far-Reaching Island Views
- Fitted Kitchen With Dedicated Dining Space
- Adaptable Bedroom Configuration Ideal For Larger Families
- Enclosed South Facing Rear Garden With Plenty Of Outdoor Space
- Excellent Access To Local Schools, Shops & Amenities

## Description

£325,000 - £340,000 Guide

Located on Wards Hill Road in the charming village of Minster On Sea, this extended five-bedroom semi-detached family home offers a delightful blend of comfort and practicality. Built in 1960, the property has been thoughtfully designed to cater to the needs of modern family life while retaining its classic appeal.

As you enter, you are welcomed by an expansive living room that is bathed in natural light, creating a warm and inviting atmosphere. The fitted kitchen, complete with a dedicated dining space, is perfect for family meals and entertaining guests. For added convenience, a practical utility area is also included, making everyday tasks a breeze.

The adaptable bedroom configuration is ideal for larger families, providing ample space for everyone. The contemporary wet room, accompanied by a separate toilet, ensures that morning routines run smoothly, while the enclosed rear garden offers plenty of outdoor space for children to play or for hosting summer gatherings.

One of the standout features of this property is its elevated position, which affords far-reaching views of the surrounding island landscape. Additionally, the home is conveniently located within easy reach of the beautiful coastline, allowing for leisurely strolls along the beach or invigorating seaside activities.

This property is not just a house; it is a family home that promises comfort, convenience, and a wonderful lifestyle in a picturesque setting. Whether you are looking to settle down or seeking a new adventure, this residence is sure to meet your needs and exceed your expectations. Some images maybe generated or modified using AI tools..

Minster On Sea, Sheerness, ME12 2LL

