

OVER 60?

You could get up to
59% off the price!*



Video Tour available

Guide Price
£450,000
Freehold

4x 2x 2x

Larch End, Minster On Sea, Kent, ME12

Wards
Helping you move forwards



Main features

- Check out the size of the bedrooms
- Built by Jones Homes with great access off of the island
- Downstairs cloakroom, en-suite shower room plus a bathroom
- Sit and relax in the conservatory with a coffee
- Separate utility area with personal door to garage
- Take a short drive to the Blue Flag awarded beach

Accommodation

GROUND FLOOR

Entrance Hall

Downstairs Cloakroom: 6'5 x 3'1 (1.96m x 0.94m)

Lounge: 17'6 x 11'2 (5.34m x 3.41m)

Dining Room: 15'4 x 8'8 (4.68m x 2.64m)

Kitchen: 16'10 x 9'0 (5.13m x 2.75m)

Utility Room: 9'4 x 6'0 (2.85m x 1.83m)

Conservatory: 13'2 x 9'9 (4.02m x 2.97m)

FIRST FLOOR

Landing

Bedroom 1: 15'3 x 11'7 (4.65m x 3.53m)

En-suite Shower Room: 6'8 x 5'1 (2.03m x 1.55m)

Bedroom 2: 20'6 (6.25m) x 9'8 (2.95m) narrowing to 8'8 (2.64m)

Bedroom 3: 11'2 x 11'2 (3.41m x 3.41m)

Bedroom 4: 11'2 x 7'1 (3.41m x 2.16m)

Bathroom: 9'0 x 5'3 (2.75m x 1.60m)

OUTSIDE

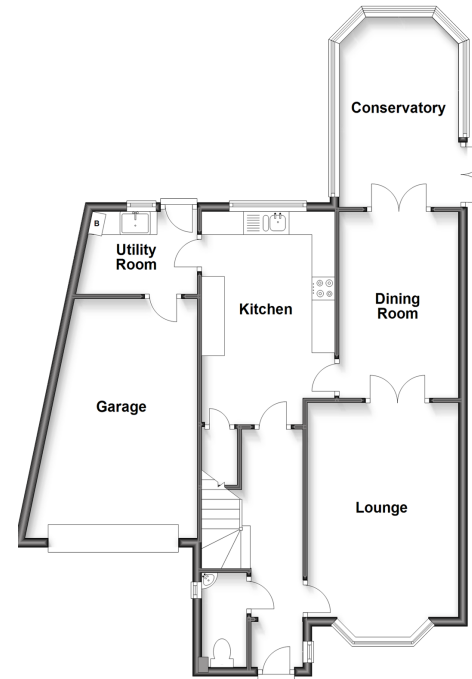
Front Garden

Rear Garden

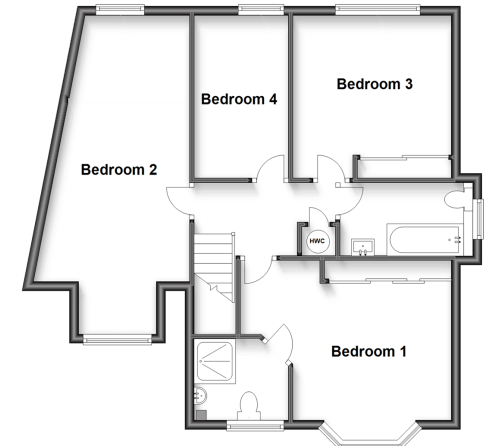
Garage

Driveway

Ground Floor
Approx. 85.2 sq. metres (916.7 sq. feet)



First Floor
Approx. 69.6 sq. metres (749.4 sq. feet)



Call Sheerness - 01795 664651 ■ wardsofkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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