



**Price**  
**£345,000**

**Freehold**

3x  1x  2x 

**Crocus Avenue,  
Minster-On-Sea, Kent,  
ME12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Air conditioning in the lounge and on the first floor
- Low maintenance garden ideal for entertaining
- Fabulous bar area in the former garage
- Stunning home renovated to a very high standard
- Electric gates onto the driveway

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 5'4 x 2'7 (1.63m x 0.79m)  
 Lounge: 16'5 (5.01m) narrowing to 14'2 (4.32m) x 13'3 (4.04m)  
 Dining Area: 10'4 x 9'0 (3.15m x 2.75m)  
 Kitchen: 10'2 x 6'7 (3.10m x 2.01m)

### FIRST FLOOR

Landing  
 Bedroom 1: 13'8 x 8'3 (4.17m x 2.52m)  
 Bedroom 2: 9'2 x 8'4 (2.80m x 2.54m)  
 Bedroom 3: 8'1 x 5'8 (2.47m x 1.73m)  
 Bathroom: 5'7 x 5'6 (1.70m x 1.68m)

### OUTBUILDINGS

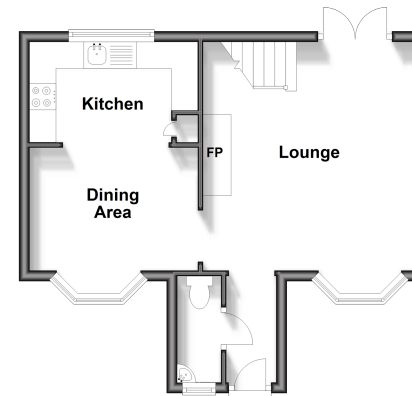
Former Garage - garden room: 17'0 x 9'3 (5.19m x 2.82m)

### OUTSIDE

Front Garden  
 Front Driveway

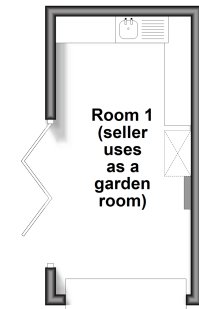
### Ground Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



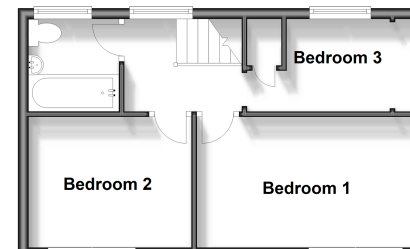
### Outbuilding

Approx. 13.4 sq. metres (144.1 sq. feet)



### First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



**Call Sheerness - 01795 664651 ■ wardsofkent.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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



11635149/20240418/JLS/PA