



Price

£240,000

Freehold

2x  1x  2x 

**Harps Avenue, Minster
On Sea, Kent, ME12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Sit and relax with a cuppa in the conservatory
- Useful outside brick built shed and outside toilet
- Great size main bedroom, could be split into 2 if required
- Great size loft, ideal for storage
- Useful workshop with power and light

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge/Diner: 22'9 (6.94m) x 10'8 (3.25m) narrowing to 8'6 (2.59m)
 Kitchen: 12'5 x 8'3 (3.79m x 2.52m)
 Conservatory Area: 15'6 x 7'9 (4.73m x 2.36m)

FIRST FLOOR

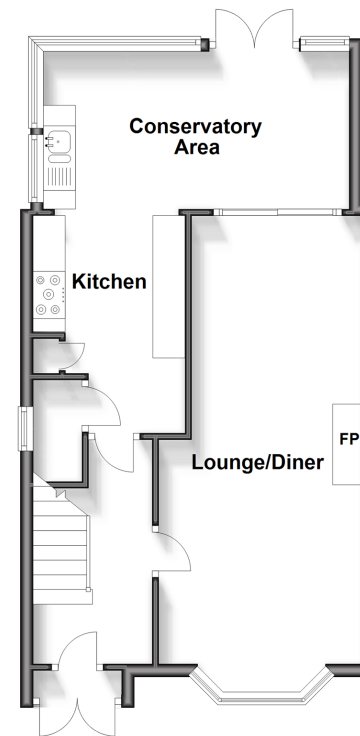
Landing
 Bedroom 1: 17'4 (5.29m) x 14'1 (4.30m) narrowing to 9'8 (2.95m)
 Bedroom 2: 12'9 x 10'8 (3.89m x 3.25m)
 Shower Room: 7'1 x 5'5 (2.16m x 1.65m)

OUTSIDE

Front Garden
 Rear Garden
 Workshop: 21'3 x 13'0 (6.48m x 3.97m)
 Outbuilding: 4'7 x 2'8 (1.40m x 0.81m)
 Outside Toilet: 6'1 x 4'1 (1.86m x 1.25m)

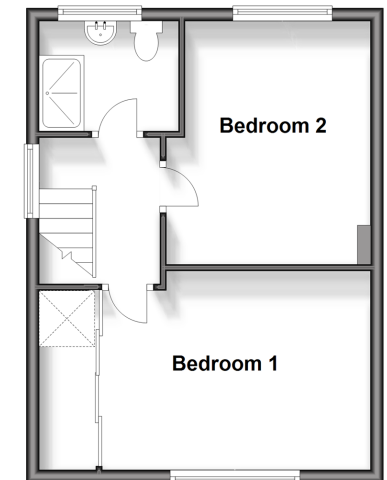
Ground Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.5 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



11635275/20240423/JLS/PA