



Grove Avenue, Leysdown-On-Sea, Sheerness

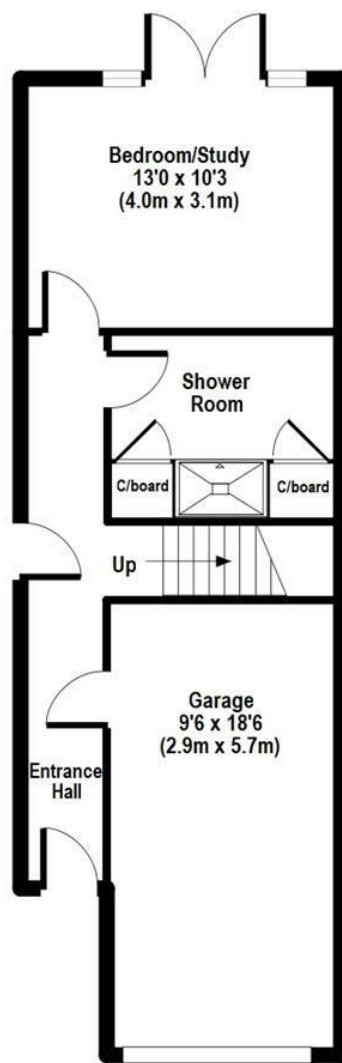
STUNNING BEACH FRONT PROPERTY WITH FAR REACHING SEA VIEWS ALL PRESENTED IN SUPERB CONDITION. We are delighted to present this beautiful family home to the market, this really is a one off. Situated on the Beachfront, built 6 years ago, this is one of a small collection of houses that very rarely come to the market. From the moment you enter this property it is clear to see that it has been built to the highest quality and the current vendors have maintained it to an incredibly high standard. The internal accommodation comprises of entrance door leading into the hallway, with an access door into the integral garage, further door leading into the garden and a large bedroom with patio doors looking over the garden, a large shower room with walk-in shower. On the first floor there is a landing area that could easily be used for a desk area, double opening door leading into the lounge, the lounge has large windows and doors leading onto the glass balcony providing fantastic views, the kitchen is absolutely stunning with ample storage space, built in appliances and a breakfast bar. To the second floor there are two bedrooms and a family bathroom, the master bedroom has a vaulted ceiling with large opec windows and french doors looking out from the Juliette balcony and a further door providing access to the en suite shower room, the second bedroom is spacious with fitted wardrobes. Externally, there is an enclosed rear garden with side access gate, driveway to the front with access into the integral garage. Other benefits include underfloor heating throughout, solar panelled heating system owned by the property, high quality fitted blinds, central heating and the property is being sold with no chain. This really is an impressive property and in order to be appreciated we really must recommend an internal viewing!!

Offers over £330,000

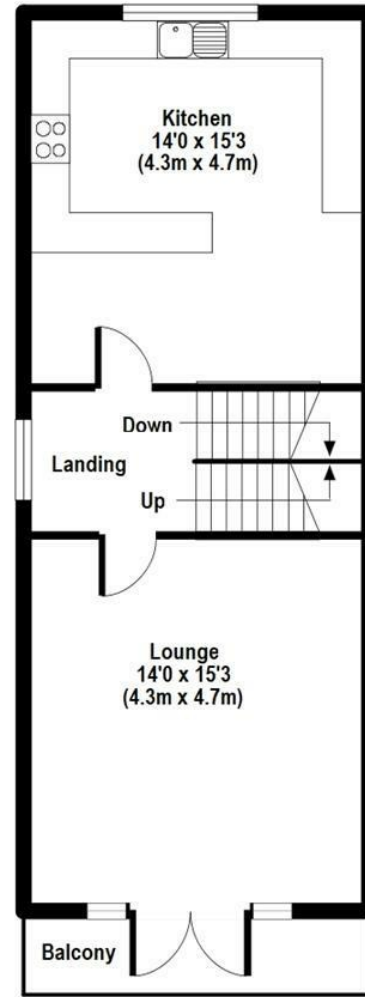
- Stunning Family Home
- Master Bedroom With Vaulted Ceiling & Juliette Balcony
- Integral Garage Plus Driveway
- Stylish Fitted Kitchen With Breakfast Bar
- Underfloor Heating On Every Level
- Glass Balcony With Far Reaching Views
- Beachfront Property
- Solar Panel Heating System
- One Not To Be Missed
- EPC Rating 86 (B)



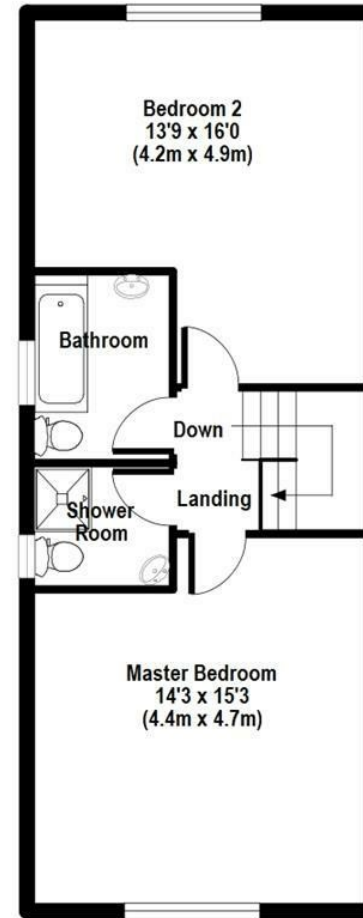




Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 1571 sq. ft / 146 sq. m

Sea View Mews

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.