



# Queenborough Road

Minster on Sea | Sheerness | ME12 3DF





# Queenborough Road

Minster on Sea, Sheerness, ME12 3DF

£475,000 to £525,000

Freehold

Welcome to Farm Lodge, a distinguished property comprising a four-bedroom detached chalet bungalow and a separate two-bedroom annex. This unique setup presents a rare opportunity to own two distinct properties adjacent to each other yet independent. Perfect for accommodating elderly relatives or generating additional income through rental opportunities.

The main house boasts four bedrooms, two bathrooms, and a charming conservatory, all meticulously presented throughout. Secure gated parking adds to the convenience and appeal of the property.

The detached annex offers supplementary accommodation complete with its own amenities, further enhancing the versatility of this residence. With ample parking and a convenient location, Farm Lodge provides an ideal setting for comfortable and flexible living arrangements.



## Benefitting from:

- Four bedroom detached
- Large gated driveway
- Two bedroom annexe
- Popular location
- Open plan lounge/diner
- Low maintenance rear garden
- Council Tax: D
- EPC Rating: C

## Accommodation

### Entrance Hall:

**Lounge/Diner:** 7.95m x 3.96m (26'1" x 13')

**Kitchen:** 3.35m x 3.05m (11' x 10')

**Bedroom 4:** 3.05m x 2.77m (10' x 9'1")

**Bathroom:** 3.05m x 1.55m (10' x 5'1")

**Conservatory:** 5.8m x 1.85m (19' x 6'1")

**Bedroom 1:** 3.96m x 3.56m (13' x 11'8")

**Ensuite Shower Room:** 1.83m x 1.52m (6' x 5')

**Walk in wardrobe:** 1.93m x 1.52m (6'4" x 5')

**Bedroom 2:** 3.05m x 3m (10' x 9'10")

**Bedroom 3:** 3.02m x 2.13m (9'11" x 7')

**Annexe Kitchen/Diner:** 5.18 (17')m x 3.76 (12'4")m  
narrowing to 3.43 (11'3")m

**Annexe Lounge:** 3.68m x 2.62m (12'1" x 8'7")

**Annexe Bedroom 1:** 2.87m x 2.2m (9'5" x 7'3")

**Annexe Bedroom 2:** 2.6m x 1.55m (8'6" x 5'1")

**Annexe Bathroom:** 1.52m x 1.5m (5'x= x 4'11")





## Exterior

Front Garden

Off Road Parking

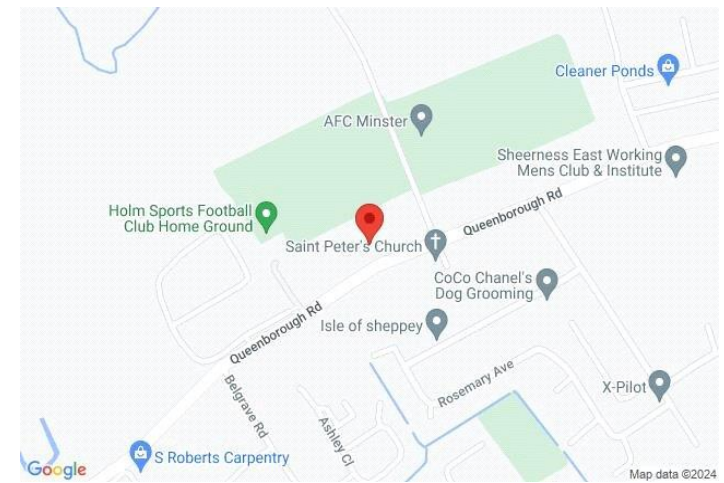
Annexe Rear Garden

Annexe Off Road Parking

Council Tax - D

EPC Rating - C





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Mark Franklin - Branch Manager  
 01795 479999  
 Robinson Michael & Jackson  
 38 West Street,  
 Sittingbourne,  
 Kent, ME10 1AP  
[sittingbourne@robinson-jackson.com](mailto:sittingbourne@robinson-jackson.com)

SALES | MORTGAGES | LEGALS

**ROBINSON MICHAEL & JACKSON**

GROUND FLOOR



1ST FLOOR



DETACHED LODGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

