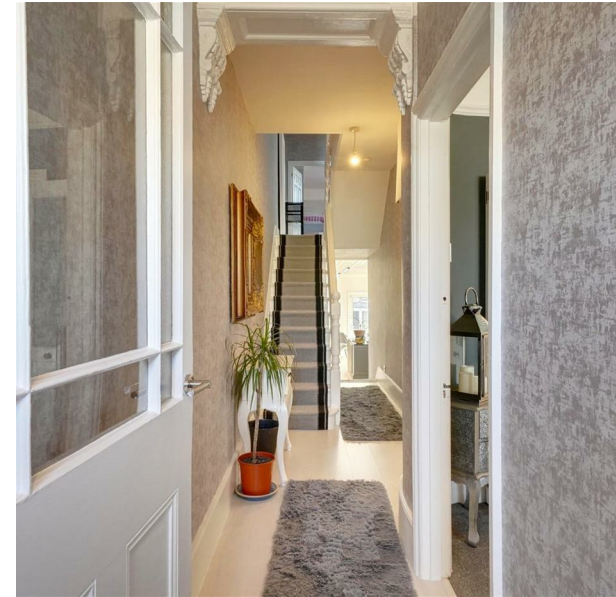


69 Marine Parade, Sheerness, ME12 2BD
Offers in excess of £300,000



PINDROP PROPERTY

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69 Marine Parade, Sheerness, ME12 2BD

Offers in excess of £300,000

Council Tax Band: C

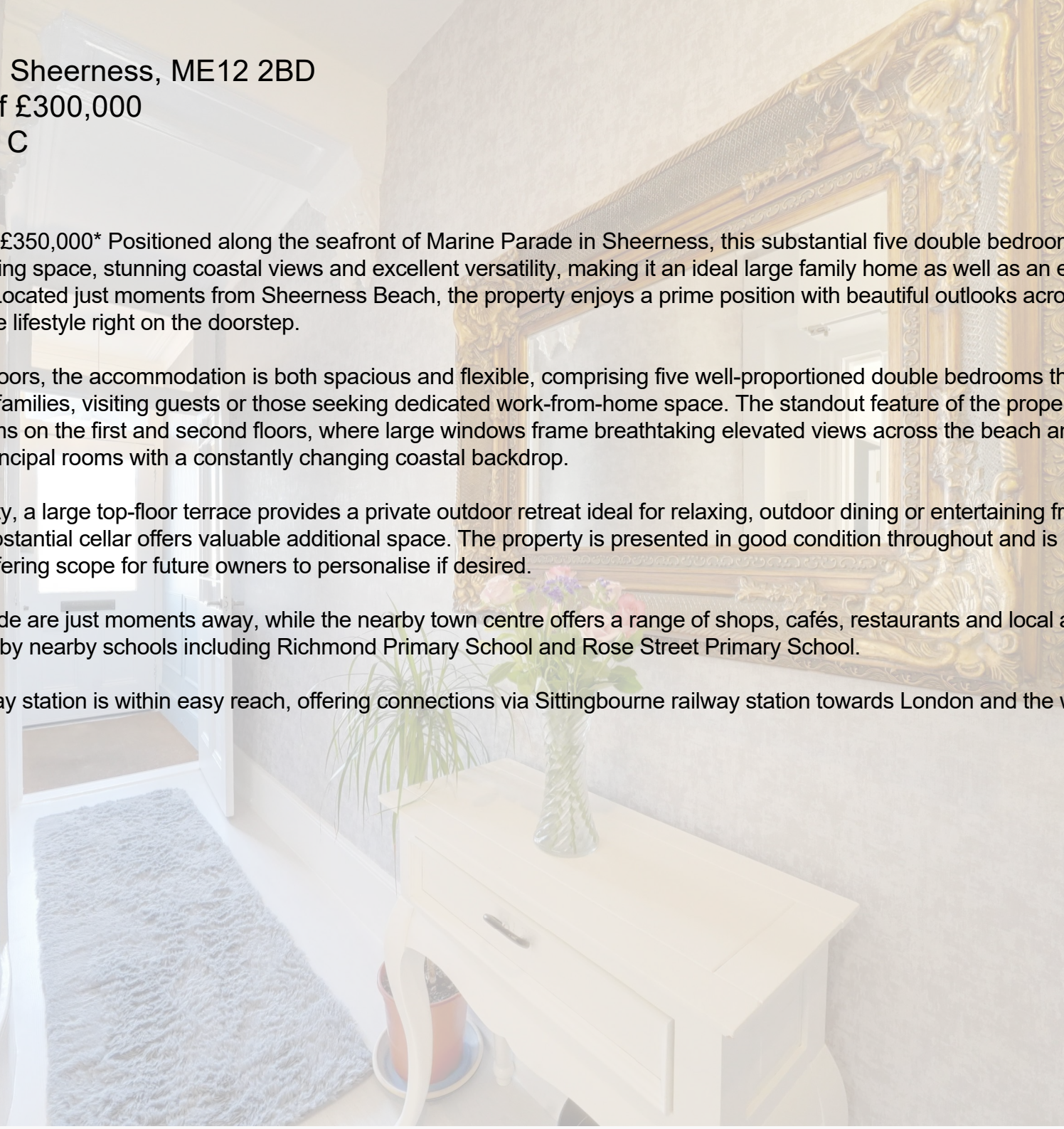
Guide Price £325,000 - £350,000 Positioned along the seafront of Marine Parade in Sheerness, this substantial five double bedroom beachfront home offers generous living space, stunning coastal views and excellent versatility, making it an ideal large family home as well as an exciting investment opportunity. Located just moments from Sheerness Beach, the property enjoys a prime position with beautiful outlooks across a blue flag beach with a true seaside lifestyle right on the doorstep.

Arranged over multiple floors, the accommodation is both spacious and flexible, comprising five well-proportioned double bedrooms that provide ample room for growing families, visiting guests or those seeking dedicated work-from-home space. The standout feature of the property is found in the two largest front bedrooms on the first and second floors, where large windows frame breathtaking elevated views across the beach and sea, creating bright and impressive principal rooms with a constantly changing coastal backdrop.

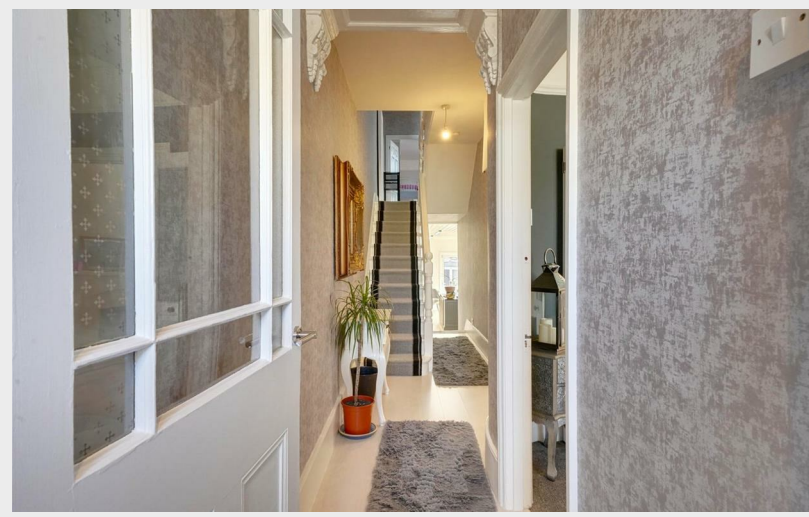
To the rear of the property, a large top-floor terrace provides a private outdoor retreat ideal for relaxing, outdoor dining or entertaining friends and family. Beneath the home, a substantial cellar offers valuable additional space. The property is presented in good condition throughout and is ready to move straight into, while still offering scope for future owners to personalise if desired.

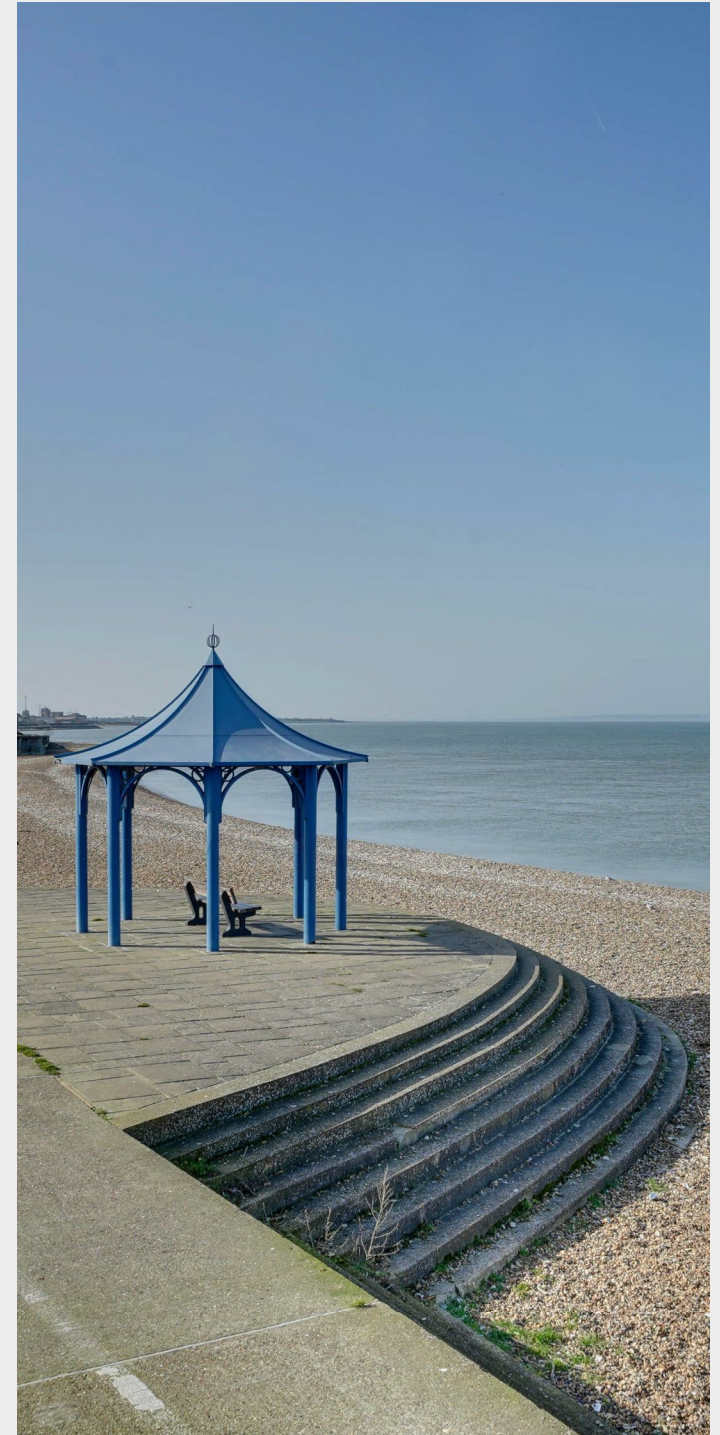
The beach and promenade are just moments away, while the nearby town centre offers a range of shops, cafés, restaurants and local amenities. Families are well served by nearby schools including Richmond Primary School and Rose Street Primary School.

Sheerness-on-Sea railway station is within easy reach, offering connections via Sittingbourne railway station towards London and the wider Kent rail network.











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Cellar
Area: 37.8 m² ... 407 ft²

Ground Floor
Area: 63.6 m² ... 685 ft²

First Floor
Area: 65.2 m² ... 702 ft²

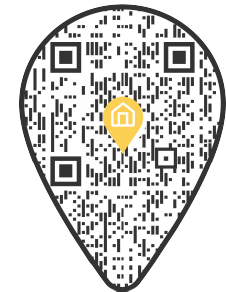
Second Floor
Area: 41.5 m² ... 447 ft²



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Total Area: 170.3 m² ... 1833 ft² (Excluding Cellar & Terrace)

All measurements are approximate and for display purposes only



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	