

*Family
Homes*

Offers in excess of £270,000
Church Lane, Newington, ME9



2

Bedrooms



1

Bathroom



3

Receptions



- Terraced House
- Gas Central Heating
- No Forward Chain
- Cellar Conversion
- Generous Room Sizes
- Ideal Buy to Let Investment

Family Homes are delighted to offer to the market this spacious terraced house with no forward chain in popular Newington village. Currently tenanted this is an ideal buy to let investment or perfect home.

The Property:

On the ground floor the property comprises lounge, separate dining room, and modern kitchen.

On the first floor there are two double bedrooms and a generous family bathroom.

On the lower ground floor there is another room currently used as a bedroom, separate office/gym and cloakroom.

Outside there is a secluded courtyard garden.

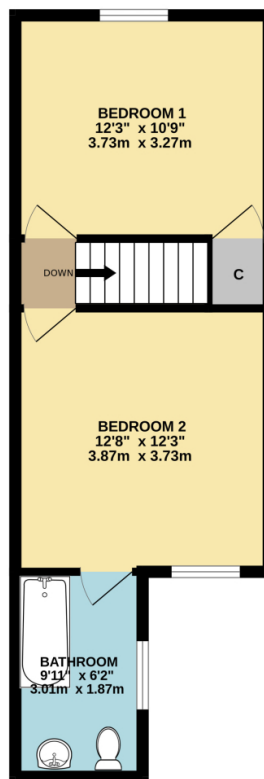
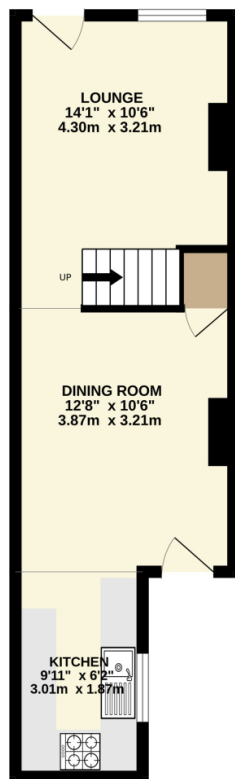
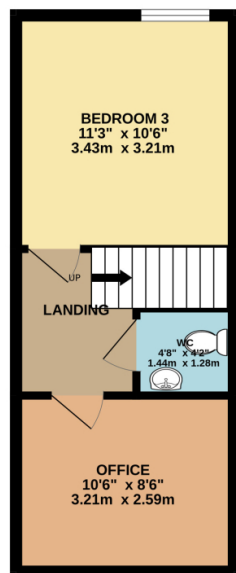
Location:

Situated in the heart of popular Newington this spacious property is perfectly located close to all local amenities including shops, doctor's surgeries, takeaways and a country pubs. For families Newington CoE Primary is a short walk away and further afield there is a range of Primary, Secondary and Grammar schools. Newington train station offers direct links to London and the coast and with such easy access to the M2/M20 motorway network this is ideal for commuters so please book your viewing today.

BASEMENT
282 sq.ft. (26.2 sq.m.) approx.

GROUND FLOOR
336 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 sq.m.) approx.

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.
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Certificate Number : 8686-7825-4930-1417-7926

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D		
39-54	E	47	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8686-7825-4930-1417-7926>

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