

*Family  
Homes*

Offers in excess of £180,000  
East Street,, ME10 4BW



 2  
Bedrooms

 1  
Bathroom

 1  
Receptions





- 2 Bedroom Maisonette
- Allocated Parking
- Close To Mainline Train Station
- Private Entrance
- Town Centre Location
- Schools Within 1 Mile
- Generous Room Sizes
- EPC: C
- Council Tax: B
- Local Amenities On Doorstep

Centrally Located 2 bedroom maisonette with allocated parking and no forward chain!

#### Accommodation:

Split over 2 floors this property offers good living proportions, on the first floor is the living room, kitchen and first of the bedrooms, these are all decorated with neutral colours. Moving to the second floor you'll find the master bedroom and family bathroom.

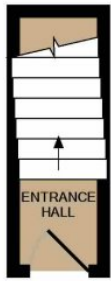
#### Outside Space:

The property benefits from its own entrance as well as 1 allocated parking space, with communal gardens.

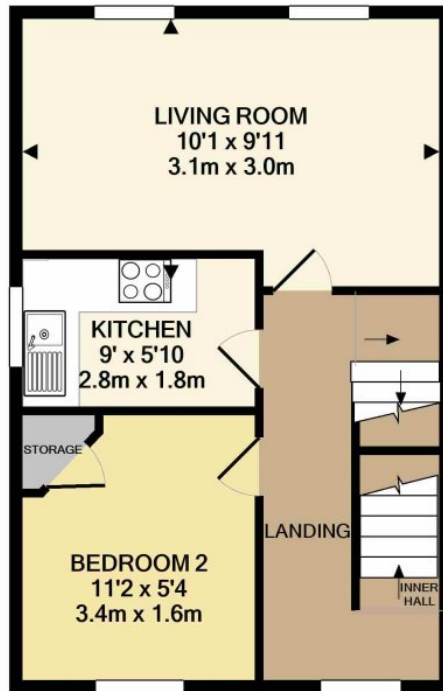
#### Local Information:

Your new home is well located immersing you in the heart of Sittingbourne and all of the recent developments due to the regeneration project, with a new 8 screen cinema, multiple restaurant chains and bars. Also on your doorstep you have a mainline train station that can take you to London within 1 hour or Dover within 40 minutes, public transport such as a bus network can regularly be found on East Street as well as neighbouring Roads. The property is perfect for professional couples and small families as within 1 mile you have access to several schools for all ages, these include; South Avenue Primary School, Fulston manor Secondary School and Borden Grammar School.

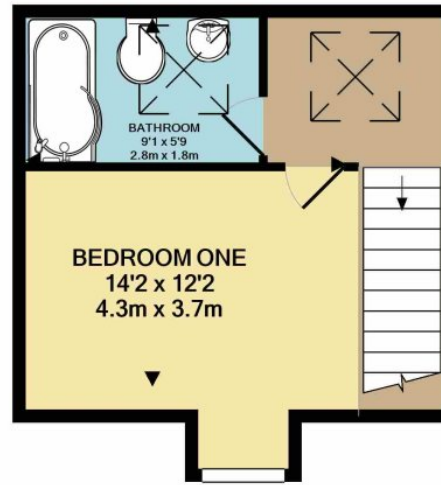
Council Tax: B



GROUND FLOOR  
APPROX. FLOOR  
AREA 32 SQ.FT.  
(3.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 248 SQ.FT.  
(23.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England&Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		80	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England&Wales		EU Directive 2002/91/EC	

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