



Pastime Close, Sittingbourne
Guide Price £280,000

Key Features

- Chain Free
- Sought-after location in a quite Cul-De-Sac
- Newly refurbished interior
- Separate reception room
- Modern, light-filled kitchen
- Single garage & Drive way included
- Easy access to A249
- Near Kemsley Station
- EPC Rating C (70)
- Council Tax Band C

Property Summary

• • • Guide Price £280,000 - £300,000 • • •

We are delighted to be offering for sale this immaculate end of terrace house, perfectly positioned in a sought-after urban location. Ideal for first-time buyers and families alike, this stunning property is well proportioned and has been newly refurbished to the highest of standards.



Property Overview

The interior layout boasts three bedrooms, two bathrooms, a reception room and a kitchen. The first and second bedrooms are generously sized doubles, providing ample space, while the third is a well-proportioned single. The first bathroom features a heated towel rail adding a touch of luxury and practicality. The reception room is separate, creating an inviting and comfortable space for relaxation or entertainment, with a delightful view of the garden to enjoy. The kitchen is a testament to modern design, filled with natural light, ensuring a bright and airy space for culinary adventures. Externally, the property benefits from a single garage, providing additional storage or parking space. The location is nothing short of superb, with easy access to the A249, local bus routes and Kemsley Station just a 5 to 10-minute walk away. This property is more than just a house; it's a perfect starter home. With its high-quality finish, excellent location and unique features, it offers an unbeatable opportunity for those looking to take their first step on the property ladder or for families seeking a new home in a desirable location.

About The Area

Pastime Close is tucked away in a peaceful residential enclave in Sittingbourne, offering a wonderful balance of suburban comfort and everyday convenience. This area is particularly well-suited to those who value a quiet setting while still being within easy reach of essential amenities and local attractions. Residents benefit from close proximity to a variety of local shops, supermarkets, and everyday services, making errands quick and easy. Sittingbourne town centre is just a short drive away, providing a broader mix of retail, dining, and leisure options including high-street brands, cafes, and entertainment venues. For commuters, Pastime Close is well connected. Sittingbourne railway station is around 1.5 miles away, offering direct links to London and the surrounding areas, while easy access to the A2 and M2 makes travel by car just as straightforward. Several local bus routes also run nearby, making travel convenient even without a car. Families and outdoor lovers will appreciate the abundance of green spaces and parks nearby, offering great spots for walks, playtime, or simply enjoying the fresh air. Local schools and nurseries are also within easy reach, helping to make daily routines smoother for those with children. In all, Pastime Close is a lovely place to call home—combining the calm of a residential neighbourhood with the ease and accessibility of Sittingbourne's growing town centre and excellent transport connections.



Lounge

Kitchen

Downstairs W/C

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

About LambornHill

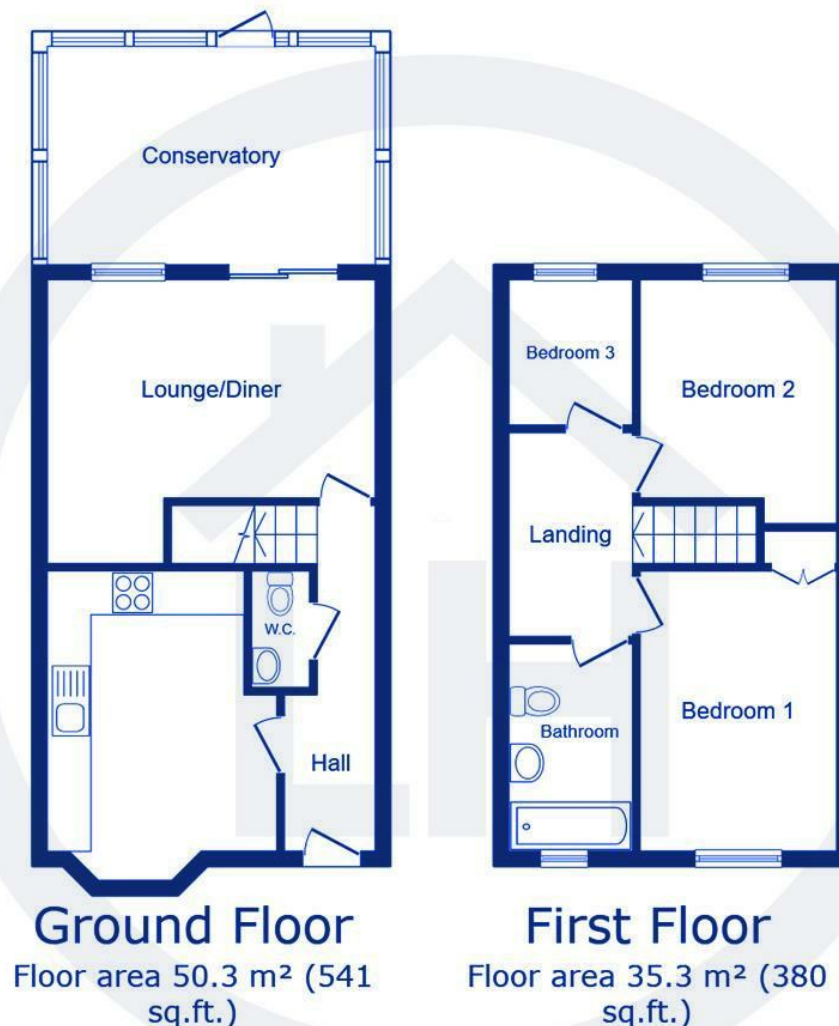
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

Lets Keep It Local...Lets Keep It LambornHill



LambornHill



TOTAL: 85.6 m² (921 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



LambornHill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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		
England & Wales EU Directive 2002/91/EC		

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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com



LambornHill