



Rock Road, Sittingbourne
Guide Price £300,000

Key Features

- 4/5 Bedroom Terrace House
- Spacious & Versatile Living
- Potential to Modernise
- Off-Street Parking (Garage)
- Convenient Town Centre Location
- Excellent Transport Links
- Generous Ground Floor Space
- Close to Green Spaces
- EPC Rating D (66)
- Council Tax Band C

Property Summary

*** GUIDE PRICE £300,000 - £325,000 ***

Situated in a popular and well-connected location, this versatile 4/5-bedroom home offers a fantastic opportunity for buyers seeking space, functionality, and the chance to add their own personal touch. Spread across three floors, the property provides a flexible layout ideal for growing families, home workers, or those who need additional guest or hobby rooms.



Property Overview

On the ground floor, the home features a spacious living room, a large dining area perfect for entertaining, and a kitchen positioned off the dining room, offering easy access to the garden. A downstairs bathroom completes this level, adding to the home's practicality.

Moving to the first floor, you'll find two well-sized bedrooms, along with a third bedroom that connects to a fourth, making it ideal for a dressing room, study, or nursery. A convenient W/C is also located on this floor.

The second floor hosts the main bedroom and a fifth bedroom, providing excellent flexibility for families or those wanting additional space for guests or work-from-home setups.

The private garden offers plenty of potential and includes a garage for secure parking, accessed via a rear alleyway. While the property is well-maintained, it offers a prime opportunity for modernisation, allowing buyers to update and personalise the space to their own style and needs.

With its spacious interior, flexible layout, and fantastic potential, this home is perfect for those looking to create their ideal living space in a sought-after location. Don't miss the chance to make it your own



About The Area

Rock Road in Sittingbourne offers an ideal balance of convenience and community, making it a sought-after location for those looking to enjoy both urban and suburban benefits. With excellent transport links, a variety of amenities, and leisure facilities nearby, this area supports a dynamic and well-connected lifestyle. Situated just half a mile from Sittingbourne's mainline railway station, commuters benefit from direct services to London Victoria and high-speed connections to St. Pancras International. Road users also enjoy easy access to the A249, linking to the M2 and M20 motorways, making travel to surrounding towns and cities simple and efficient.

The town centre is within walking distance and offers a variety of supermarkets, independent shops, cafés, and restaurants, ensuring residents have everything they need close by. The recently developed cinema and leisure complex, along with The Forum Shopping Centre, adds to the area's appeal with modern entertainment and retail options. For those who enjoy the outdoors, Milton Creek Country Park is a short distance away, providing walking trails, picnic areas, and wildlife habitats, perfect for relaxation. The Swallows Leisure Centre offers a gym, swimming facilities, and fitness classes, catering to active lifestyles. A range of primary and secondary schools are conveniently located in the area, making it a great choice for families looking for educational options nearby.

With its excellent transport links, thriving town centre, and access to green spaces, Rock Road presents a fantastic opportunity for buyers seeking a well-connected and vibrant place to call home.



Lounge
11'11 x 11'00

Dining Room
11'10 x 14'03

Kitchen
10'10 x 7'10

Bathroom
7'10 x 7'2

Bedroom One
11'11 x 14'3

Bedroom Two
8'10 x 14'3

Bedroom Three
10'10 x 7'6

Bedroom Four
11'11 x 12'7

Bedroom Five
9'3 x 13'0

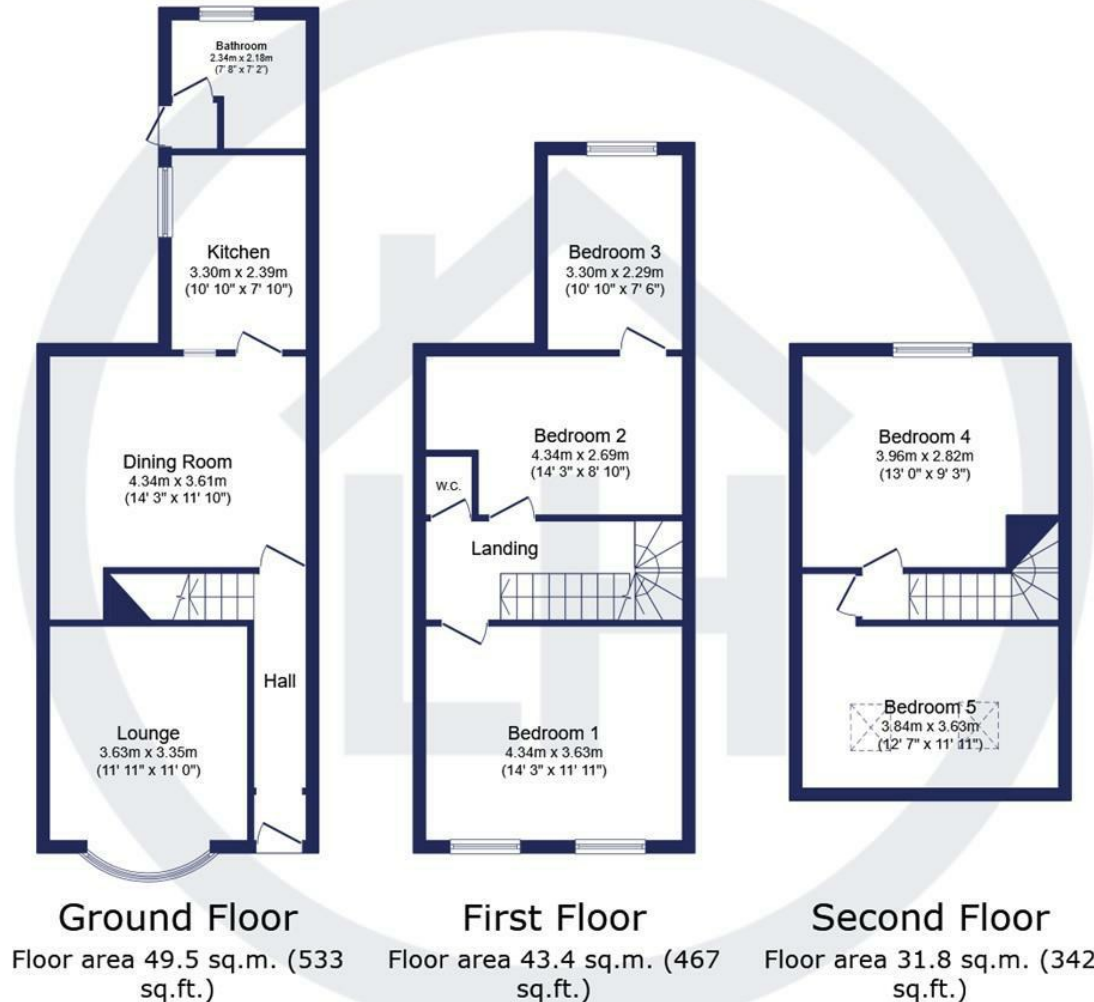
About LambornHill

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.

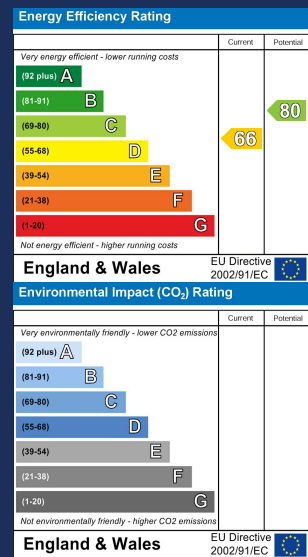
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Total floor area: 124.7 sq.m. (1,342 sq.ft.)

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



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.

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