



Hambrook Walk, Sittingbourne
Guide Price £250,000

Key Features

- Two bedroom Semi-Detached House
- Spacious lounge with adjoining conservatory
- Modern kitchen at the front of the property
- Low-maintenance rear garden with patio and lawn
- Driveway parking for 2–3 cars
- Opportunity to put your own stamp on it
- Quiet residential location close to shops, parks, and transport links
- Close proximity to local amenities
- Epc Rating D (63)
- Council Tax Band B

Property Summary

>>>Guide Price £250,000 - £260,000<<<

Situated in a popular and well-connected area of Sittingbourne, this well-maintained two-bedroom home offers a fantastic opportunity for those looking for a comfortable, easy-to-manage property with excellent everyday convenience.



Property Overview

Stepping inside, you'll find a bright kitchen positioned at the front of the home, leading through to a spacious lounge perfect for relaxing or entertaining. Beyond the lounge is a versatile conservatory, offering a light-filled additional living space with views across the garden.

The rear garden has been cleverly designed for low maintenance, featuring a combination of paved and grassed areas—ideal for enjoying the outdoors without the upkeep.

Upstairs, the property provides two well-proportioned bedrooms alongside a modern family bathroom, making the layout simple, functional, and easy to maintain.

To the front, there is off-street parking for two to three cars, a real bonus in a popular residential setting.

Located close to local shops, parks, transport links, and commuter routes, this home is perfectly suited to those seeking a hassle-free lifestyle in a welcoming neighbourhood.

About The Area

Hambrook Walk is situated in a residential enclave within the Milton Regis ward of Sittingbourne, Kent. This area offers a harmonious blend of suburban tranquility and urban convenience, making it particularly appealing for midlife renters seeking a balanced lifestyle.?

Residents benefit from a variety of local amenities. The nearby Forum Shopping Centre hosts a range of high street and independent retailers, cafes, and essential services, providing for daily needs without the necessity of long commutes.

For those who commute, the area is well-connected. Kemsley railway station is within walking distance, offering services to London and the Kent coast. Additionally, the A249 provides easy access to the M2 and M20 motorways, facilitating travel to surrounding areas.

The community is served by reputable educational institutions. Regis Manor Primary School is nearby, and secondary education options include The Sittingbourne School, both contributing to the family-friendly atmosphere of the neighborhood.

Healthcare needs are met by local facilities such as the Memorial Medical Centre and Sittingbourne Memorial Hospital, ensuring residents have prompt access to medical services.

In summary, Hambrook Walk offers a well-rounded living experience, combining the serenity of suburban life with the convenience of urban amenities, making it an ideal location for those seeking comfort and connectivity.

Lounge

13'10 x 11'11

Kitchen

10'11 x 5'11

Conservatory

11' x 8'2

Bedroom One

12'x 9'

Bedroom Two

9'3 x 8'8

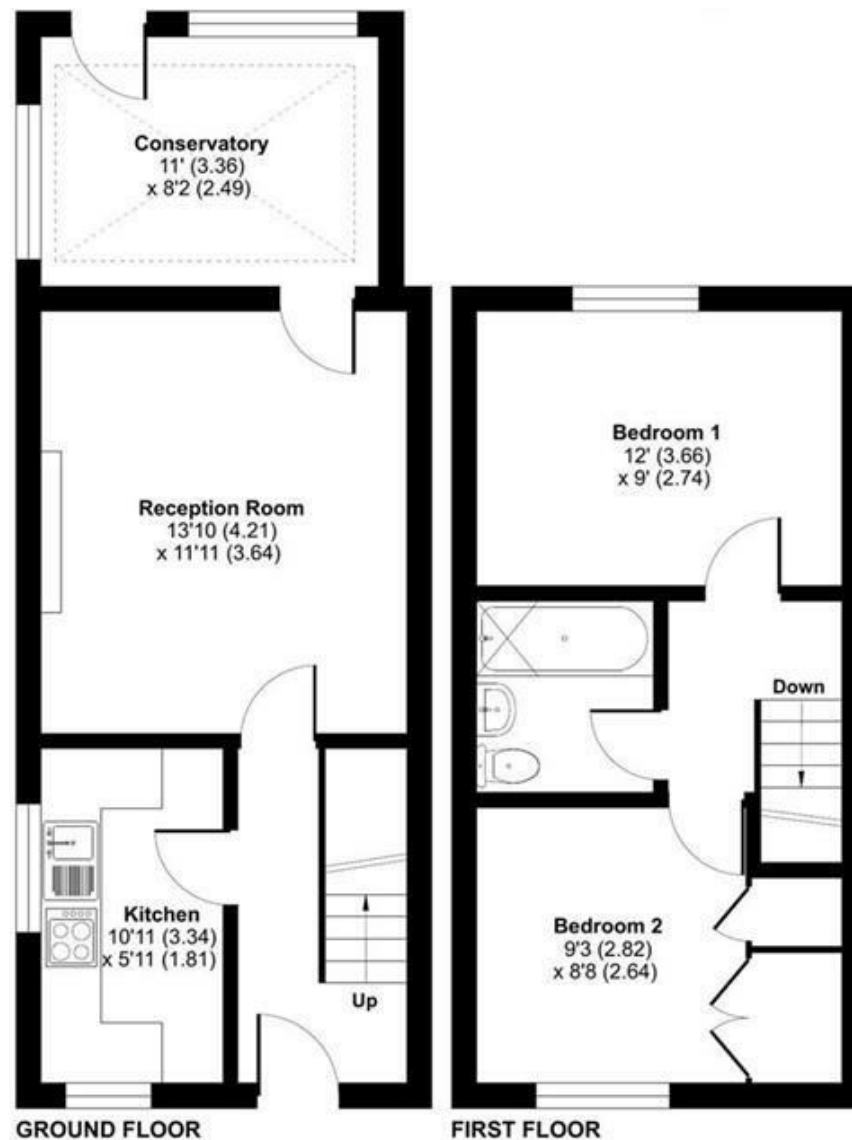
Bathroom

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		63
(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.

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