

Bell Road, Sittingbourne

Asking Price £475,000



## Key Features

- No Chain
- Large rear garden
- Popular location
- Off road parking
- Downstairs W/C
- Conservatory
- Modern kitchen
- Modern bathroom
- EPC Rating D (64)
- Council tax E

## Property Summary

We are pleased to present this immaculate semi-detached property for sale, conveniently located in the popular area of South Sittingbourne. A prominent feature of this home is its proximity to nearby schools, making it an ideal choice for families.



Property Description

The property boasts two welcoming reception rooms. The first reception room features a comforting fireplace, a perfect setting for cozy evenings. The second reception room provides direct access to the conservatory, allowing for abundant natural light throughout the day. The property offers a modern kitchen, fully equipped with the latest appliances, ensuring comfort and efficiency while preparing meals. With three spacious bedrooms, there is ample room for a growing family or for accommodating guests. The property also benefits from a contemporary shower room.

One of the unique features of this property is the expansive garden, providing an excellent outdoor space for relaxation and entertaining. Additionally, the property offers off-road parking and an attached garage, providing secure parking and additional storage options.

Whether you're looking for a family home with space to grow, a place with potential for entertaining, or a property in a convenient location, this semi-detached home in South Sittingbourne could be the perfect fit for your needs. This home is in immaculate condition and is waiting to welcome its new owners.

About The area

Located on the sought-after Bell Road in Sittingbourne, ME10 4HG offers a harmonious blend of suburban tranquility and urban convenience. The area is predominantly residential, featuring a mix of semi-detached and detached homes, many of which are owner-occupied, fostering a stable and close-knit community atmosphere.

Families will appreciate the proximity to reputable educational institutions. The Oaks Infant School and Minsterne Junior School are both within 700 meters and have received 'Good' ratings from Ofsted. For secondary education, Fulston Manor School is approximately 400 meters away.

Healthcare needs are well-served with the Memorial Medical Centre and Sittingbourne Memorial Hospital located just 590 yards away, ensuring prompt access to medical services.

Transportation is convenient, with Sittingbourne railway station approximately 1.3 kilometers away, providing regular services to London and other major destinations. The area is also well-connected by local bus routes and has easy access to major roadways, facilitating travel by car.

The neighborhood boasts a low crime rate, contributing to the sense of safety and security that residents value.

In summary, 125 Bell Road is situated in a well-established and desirable area of Sittingbourne, offering residents a balanced lifestyle with excellent amenities, strong community ties, and convenient transport links.

Lounge

16'8" x 12'9"



Dining Room

14'1" x 12'9"

Sun Room

13'1" x 11'5"

Kitchen

13'5" x 11'5"

Bedroom One

16'8" x 12'9"

Bedroom Two

14'1" x 12'1"

Bedroom Three

10'9" x 5'2"

Bathroom

7'2" x 6'2"

About LambornHill

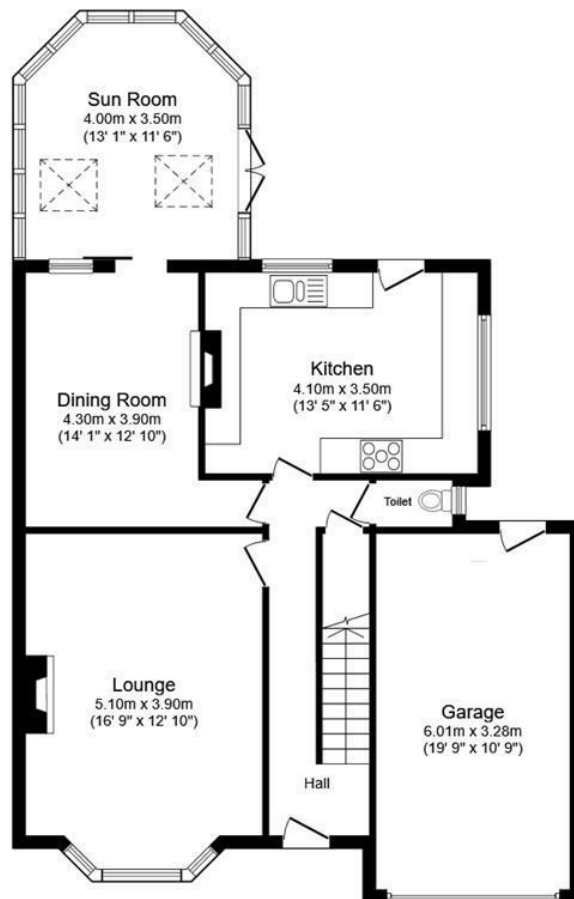
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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

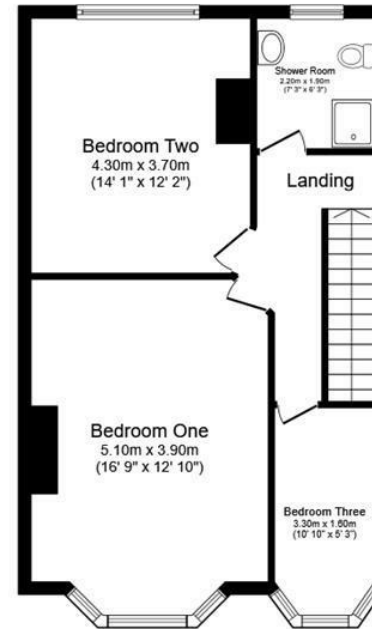






## Ground Floor

Floor area 98.1 m<sup>2</sup> (1,056 sq.ft.)

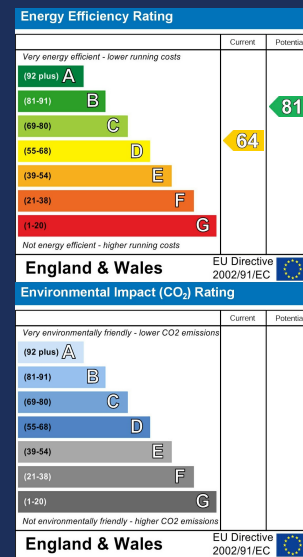


## First Floor

Floor area 57.0 m<sup>2</sup> (613 sq.ft.)

**TOTAL: 155.1 m<sup>2</sup> (1,670 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](http://www.Propertybox.io)



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