

Easton Drive, Sittingbourne

Asking Price £400,000



## Key Features

- Four Bedroom Detached House
- Two reception rooms offering flexible living space
- Large kitchen/diner with double doors to garden
- Well-presented throughout with neutral décor
- Downstairs W/C, family bathroom & en-suite
- Off-street parking for two cars
- Detached family home in a popular residential location
- Ideal for growing families or home-workers
- EPC Rating C (77)
- Council Tax Band E

## Property Summary

This beautifully presented four-bedroom detached home is set within a popular residential area, offering generous living space across two floors and a layout designed for modern, flexible living. Perfect for professionals and families alike, the property combines functionality with a stylish finish in a location that balances neighbourhood charm with day-to-day convenience.



**Lounge**  
17'8 x 10'6

**Kitchen / Diner**  
21'11 x 8'11

**Study / 2nd Reception Room**  
16'4 x 7'10

**Bedroom One**  
15'6 x 10'2

**Bedroom Two**  
10'6 x 8'10

**Bedroom Three**  
9'0 x 8'10

**Bedroom Four**

**Family Bathroom**  
8'5 x 5'0

#### Property Overview

Upon entering, you're greeted by a welcoming hallway that leads to two well-sized reception rooms. To the left, a flexible room currently used as a home office provides an ideal space for remote work, formal dining, or even a playroom. To the right, the main lounge offers a comfortable setting to relax, and flows beautifully through a decorative arch into the spacious kitchen/diner—the heart of the home—complete with integrated appliances and double doors opening onto the rear garden. A downstairs W/C completes the ground floor, adding extra practicality.

Upstairs, you'll find four generous bedrooms, including a master with en-suite shower room, and a modern family bathroom serving the remaining rooms. The home is decorated in a light, neutral palette and has been well maintained throughout, allowing new owners to move straight in with ease.

To the front, the property benefits from off-street parking for two cars, and to the rear is a private garden, perfect for outdoor dining or play.

Ideally located close to schools, transport links, and local amenities, this is a standout opportunity for buyers seeking comfort, style, and space to grow in a thriving community.



#### About The Area

Situated in the desirable Great Easthall development, 49 Easton Drive offers modern living in a well-connected and family-oriented community. Just 1.2 miles from Sittingbourne town centre and mainline railway station, the location is ideal for commuters, with regular trains to London and quick access to the A2 and M2 for easy road travel.

The area is served by a range of well-regarded schools, including:

The Sittingbourne School – approx. 0.6 miles

Highsted Grammar School – approx. 1.2 miles

Fulston Manor School – approx. 1.2 miles

Borden Grammar School – approx. 1.2 miles

Day-to-day shopping is simple, with Lidl supermarket just 1 mile away and The Forum Shopping Centre in the town centre 1.2 miles from the property, offering a wide range of shops, cafes, and essential services.

Healthcare is also conveniently close by, with Sittingbourne Memorial Hospital and local GP surgeries around 1.2 miles away, and dental services like Hilton Dentistry within 1 mile.

With local bus stops within 200m, nearby green spaces, and a strong neighbourhood feel, Easton Drive is a fantastic choice for families and professionals looking for space, amenities, and long-term potential in a thriving location.

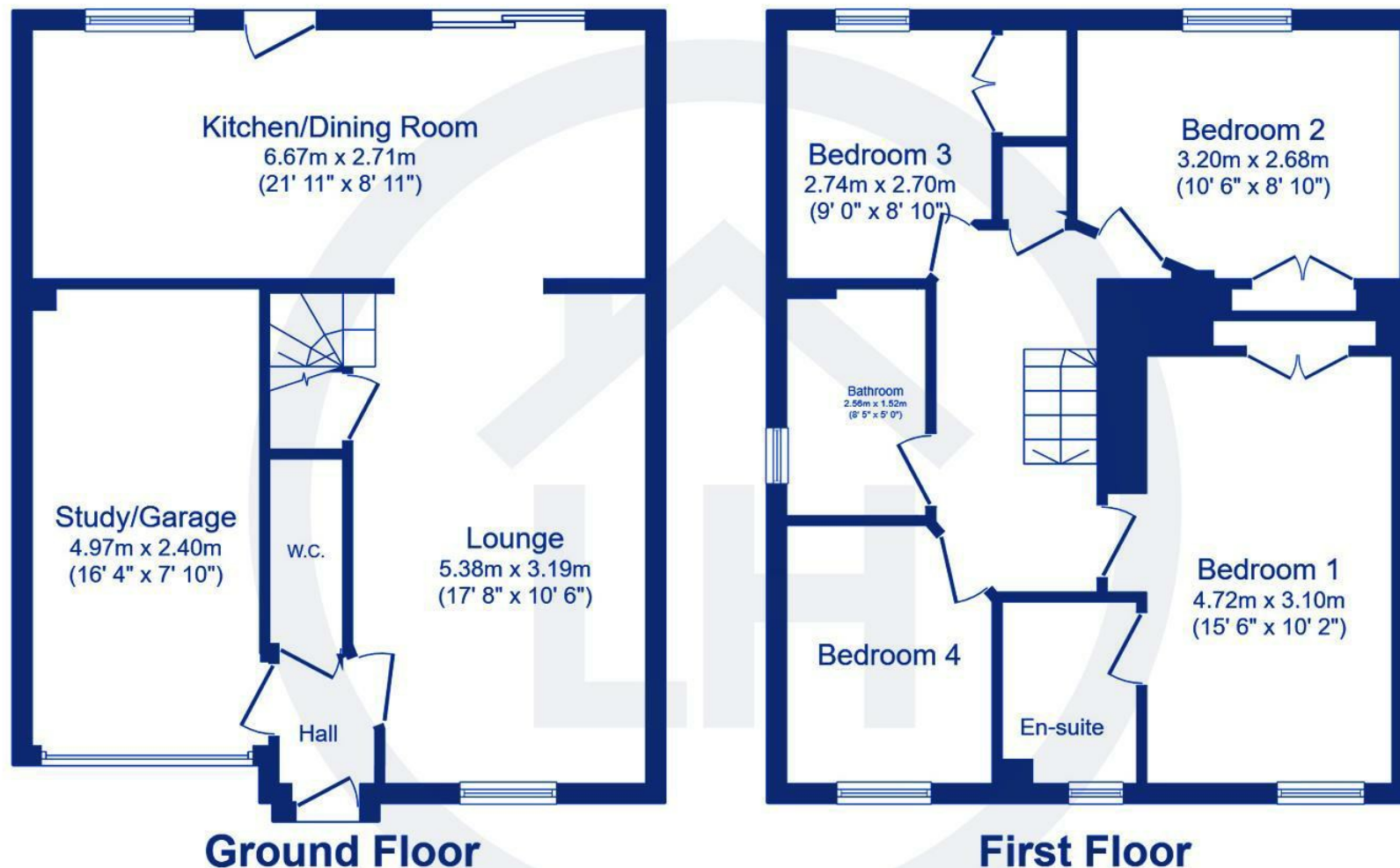
#### About LambornHill

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.







Total floor area 107.8 sq.m. (1,160 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>	<b>77</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>	<b>77</b>	<b>89</b>
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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](mailto:sittingbourne@lambornhill.com)

[www.lambornhill.com](http://www.lambornhill.com)



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