



Campleshon Road, Rainham, Gillingham
Offers In Excess Of £375,000

Key Features

- Deceptively Spacious Three Bedroom Terrace House
- Three genuine double bedrooms – A rare feature in this price bracket, all bedrooms offer comfortable space for sleeping, working, or relaxing
- Potential to convert the garage – Unlock even more ground floor space, extending the home to maximise its full ~1,000 sq ft potential.
- Driveway parking for two cars – Off-street parking is a practical bonus for modern households or visiting guests.
- Spacious and modern bathroom – Generously sized at 9'8 x 7'6, with marble-effect finishes and built-in storage
- Beautifully tiered garden – Thoughtfully landscaped to make the most of the gentle slope, ideal for BBQs, planting, or relaxing outdoors.
- Bright lounge/diner with garden access – Double and single doors lead directly to the garden, creating a flowing, airy living space.
- Stylish, modern kitchen – Smartly presented with clean lines and great functionality for everyday cooking or entertaining.
- EPC Awaited (~)
- Council Tax Band C

Property Summary

LambornHill is delighted to bring to market this deceptively spacious three-bedroom mid-terraced home, ideally suited to those looking for practicality, long-term comfort, and smartly designed living.



Lounge/Diner
19'3" x 10'5"

Kitchen
9'0" x 7'5"

Bedroom One
14'1" x 9'2"

Bedroom Two
11'0" x 9'2"

Bedroom Three
10'9" x 9'8"

Bathroom
9'8" x 7'6"

Garage
15'0" x 8'0"

Garden
82'00" approx



Property Overview

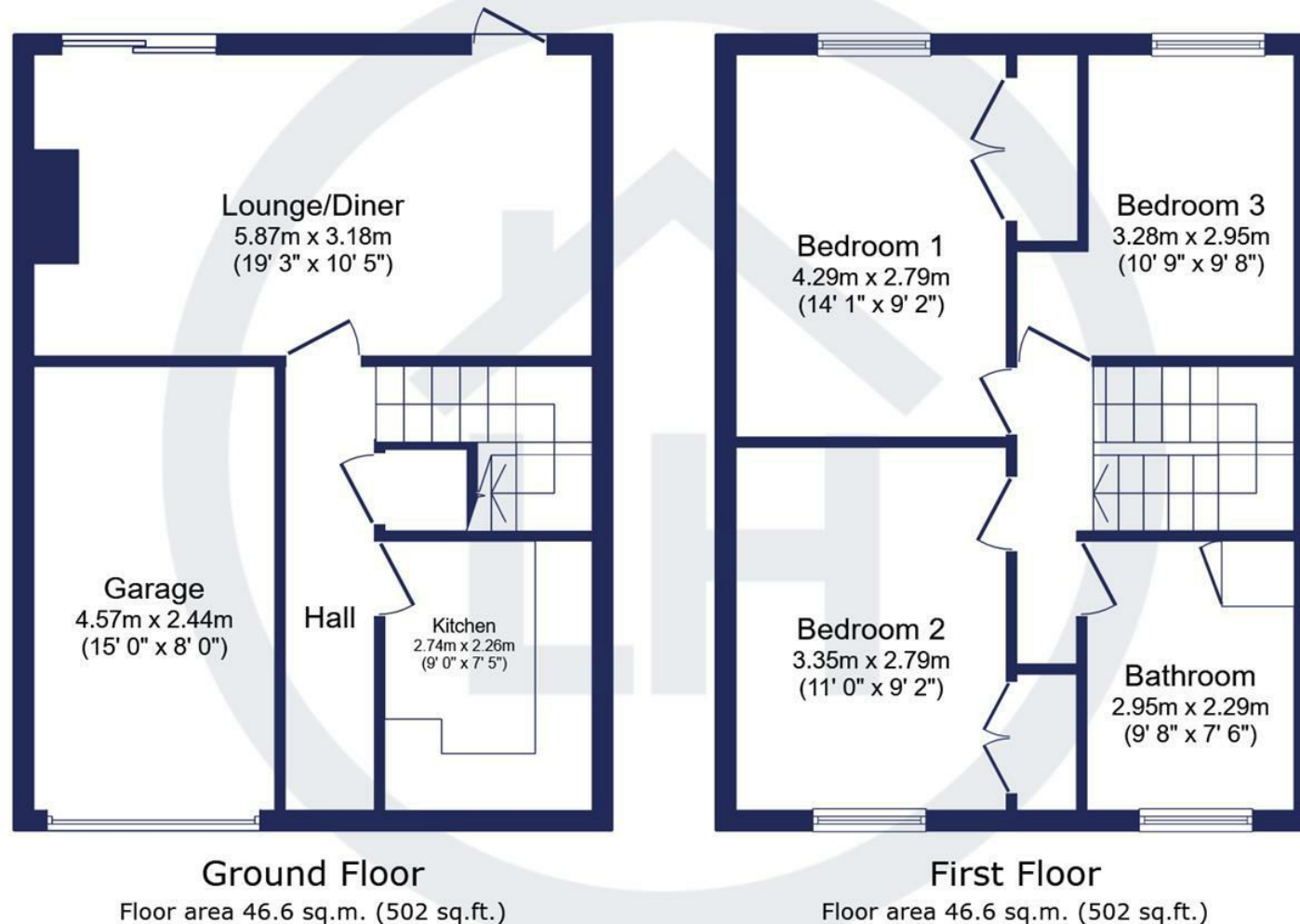
Lovingly maintained and tastefully presented, the property offers off-road parking for two vehicles along with a private garage—an increasingly rare feature in this style of home. For those seeking even more flexibility, the garage presents a fantastic opportunity for conversion, potentially expanding the ground floor footprint to make full use of the property's approximate 1000 sq. ft.—perfect for a home office, extended kitchen-diner, or an additional reception space (subject to permissions).

The entrance hall leads to a stylish, modern kitchen on the right—well-proportioned and flooded with natural light. To the rear, the large lounge/diner provides an ideal setting for both relaxing and entertaining, with dual access to the garden via single and double patio doors. Outside, the garden has been beautifully terraced to complement the natural slope of the land, offering defined spaces for outdoor dining, play, and gardening, all with minimal maintenance in mind.

Upstairs, the home really sets itself apart. With high ceilings and cleverly extended floor space above the garage, the upper level feels light, open, and spacious. Both the master and second bedrooms are excellent doubles featuring full-height windows and built-in wardrobes, while the third bedroom—also a double—offers flexible space with a bright, airy feel.

The bathroom is particularly noteworthy, measuring a generous 9'8" x 7'6" and finished in elegant marble-effect tiles with built-in storage and a contemporary suite.

This charming home offers a rare combination of thoughtful layout, great condition, and potential for future growth. Whether you're downsizing, rebalancing, or simply seeking a home with room to evolve, this one ticks the boxes.



Total floor area: 93.2 sq.m. (1,004 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



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