



Leigh Road, Sittingbourne

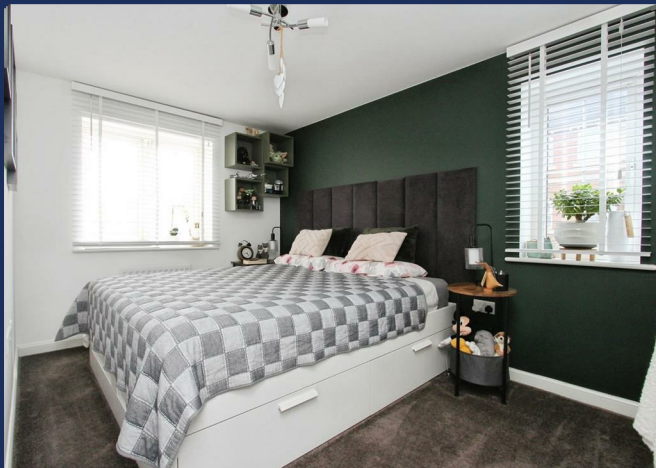
Offers Over £300,000

Key Features

- Modern 3 bedroom end of terrace house
- Stylish Open-Plan Living Spacious lounge and kitchen area with bi-fold doors opening directly onto the garden — perfect for modern family life and entertaining.
- Low-Maintenance Garden with Carport Access Easy-to-manage rear garden with private rear access to a two-car carport for added convenience.
- Three Well-Proportioned Bedrooms Two doubles and a generous single offer flexible living options for families, guests or a home office.
- Contemporary Family Bathroom & W/C Finished to a high standard with quality fittings to suit modern living.
- Close to Schools & Amenities Walking distance to local shops and Sunny Bank Primary School – ideal for young families.
- Great Commuter Links Just 1.1 miles (approx.) from Sittingbourne Station with direct trains to London and beyond.
- Modern Build in a Sought-After Development Situated in a well-regarded and recently built neighbourhood offering a safe, community-focused environment ideal for first-time buyers or young families.
- EPC Grade B (83)
- Council Tax Band C

Property Summary

LambornHill are delighted to present this stunning three-bedroom family home, located in a modern and sought-after development. This property has been beautifully maintained and thoughtfully styled throughout, offering a perfect blend of open-plan living, practical features, and high-end finishes that are ideal for modern lifestyles.



Property Overview

Upon entering, you're welcomed into a bright and spacious open-plan ground floor that seamlessly connects the lounge, dining area, and sleek, contemporary kitchen. Flooded with natural light thanks to large bi-fold doors, this space is both versatile and inviting—perfect for relaxing with family or entertaining guests. The kitchen is finished to a high standard with ample workspace, storage, and integrated appliances. The bi-fold doors open out onto a low-maintenance rear garden, thoughtfully landscaped to maximise usability with minimal upkeep. Rear access leads directly to the private car port, providing off-street parking for two vehicles.

Upstairs, the home continues to impress with two well-proportioned double bedrooms and a comfortable single bedroom—ideal as a child's room, home office, or dressing room. A stylish and modern family bathroom completes the first floor, designed with clean lines and quality fixtures to offer both form and function.

This home is perfectly suited for growing families, first-time buyers looking for something turnkey, or professionals seeking contemporary space with great commuter links. Positioned in a quiet residential area yet just minutes from local amenities, parks, schools, and Sittingbourne's mainline train station, the location delivers the best of both convenience and community.

Early viewing is highly recommended to appreciate everything this home has to offer.



About The Area

Nestled in the ever-popular Great Easthall area of Sittingbourne, Leigh Road offers a perfect balance of suburban calm and practical convenience. This residential pocket is ideal for families, first-time buyers, and professionals alike—thanks to its close proximity to schools, transport links, and everyday amenities.

Education is well catered for, with several respected schools nearby. Sunny Bank Primary School is less than a 10-minute walk, while Lansdowne Primary and The Sittingbourne School (secondary level) are all within approximately one mile. This makes school drop-offs easy and accessible, especially for families with children at different stages of their education.

Commuters benefit greatly from this location, as Sittingbourne's mainline railway station is just over a mile away. From here, there are regular direct services to London Victoria, St Pancras International, and the Kent coast—making it ideal for both city workers and weekend getaways. The A2 and M2 motorways are also within easy reach, providing excellent road connectivity across Kent and beyond.

Local amenities are plentiful. Sittingbourne's town centre is just a short drive or bus ride away, offering a range of supermarkets, cafés, restaurants, and retail shops. For more relaxed weekends, there are several green spaces nearby, including Milton Creek Country Park, which offers walking trails, open water, and picnic areas.

The local community atmosphere is warm and welcoming, and the area has proven popular with growing families due to its peaceful streets, off-road parking options, and proximity to both play parks and sports facilities.

Leigh Road also benefits from being close to newer residential developments, meaning the infrastructure and surroundings are well maintained, giving the area a modern, tidy appearance without sacrificing the established feel of a long-standing neighbourhood.

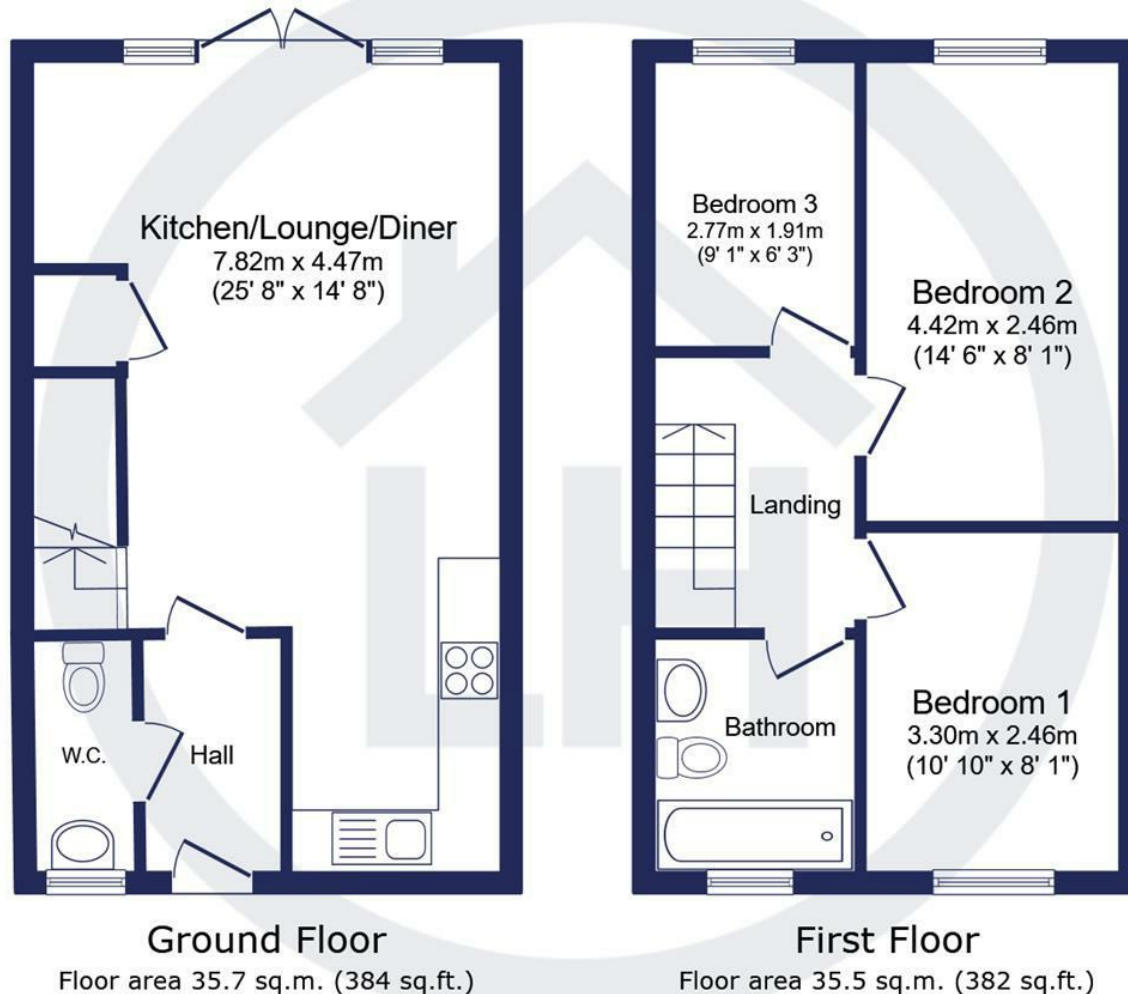
Open Plan Living room

25'8 x 14'8

W/C

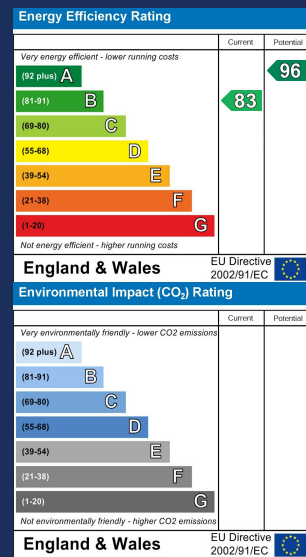
Bedroom One

10'10 x 8'1



Total floor area: 71.2 sq.m. (766 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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com

