



Regis Gate, North Street, Milton Regis, Sittingbourne

*Asking Price £120,000*



## *Key Features*

- Over 55's
- Modern and Spacious Design
- Extensive Amenities Included ~ £9336 Service Charge Per Annual (£778 Per Month)
- 75% Shared Ownership
- Private South Facing Balcony with Garden Views
- Long Lease
- Sociable Environment
- 'Jack and Jill' En-suite Bathroom
- Council Tax Band B
- EPC Rating Grade B (81)

## *Property Summary*

LambornHill is proud to present this exceptionally well-kept two-bedroom retirement apartment, located on the second floor of a highly regarded development exclusively for residents aged 55 and over.





## Property Overview

Offered on a 75% shared ownership basis, this modern home has been thoughtfully designed with accessibility in mind, including full wheelchair access and integrated assistive technology to support independent living.

Inside, the apartment offers a generous open-plan living and dining area with a contemporary fitted kitchen, two well-sized bedrooms, and a practical wet room with W/C. The bright lounge opens onto a private balcony overlooking beautifully maintained communal gardens—ideal for enjoying some peaceful fresh air.

With approximately 115 years remaining on the lease, this home is ready to move straight into. The monthly charge of around £778 covers the rent for the remaining 25% share, as well as ground rent, service charges, and five freshly prepared meals each week from the on-site restaurant.

This development is designed to promote both comfort and community, with features including a 24-hour care team for added reassurance, a welcoming restaurant open to residents and visitors, lifts serving all floors, an in-house hair salon, and therapy treatment rooms. Additional amenities include a communal lounge, guest accommodation for visitors, a dedicated activity room, and secure storage with charging points for mobility scooters.

The attractively landscaped gardens offer peaceful outdoor spaces, while publicly accessible facilities like the café and salon help maintain a sociable and vibrant atmosphere.

This apartment is an excellent choice for those looking for a safe, supportive, and community-driven retirement setting. To arrange your viewing, get in touch with LambornHill today.



## About The Area

Regis Gate is ideally situated in the heart of Milton Regis, a charming and historic village that offers the perfect balance between character and convenience. Steeped in heritage, the area features notable landmarks such as the medieval Court Hall, dating back to 1450, and the 11th-century Holy Trinity Church—both of which reflect the rich history woven into the local landscape.

Despite its quaint village feel, Milton Regis enjoys easy access to modern amenities. Residents can take advantage of a variety of local shops, supermarkets, and independent eateries, with the wider range of facilities in Sittingbourne just a short journey away. For healthcare needs, several medical centres and pharmacies are nearby, ensuring peace of mind and accessibility.

Nature lovers will appreciate the close proximity to Milton Creek Country Park, a 128-acre green space offering picturesque walking and cycling trails, diverse wildlife habitats, and tranquil open areas—perfect for outdoor relaxation and wellbeing.

Transport links are another key benefit of this location. Sittingbourne railway station, just 1.5 miles away, provides regular services to London and the Kent coast, making the area well-suited to commuters and visitors alike. In addition, multiple local bus routes and easy access to the A249 and M2 offer convenient connections by road to Maidstone, Canterbury, and beyond.

Altogether, Regis Gate and its surroundings offer a welcoming, well-connected community with a strong sense of local identity—ideal for those seeking a peaceful lifestyle without sacrificing accessibility or services.



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### Key Services Provided

- 24-Hour On-Site Care Team: Ensuring residents' safety and support around the clock.
- Restaurant: Providing daily hot meals for residents and visitors, with five meals included weekly in the service charge.
- Hairdressing Salon: Offering haircuts and grooming services conveniently on-site.
- Therapy Treatment Rooms: Access to wellness and therapy sessions for relaxation and health needs.
- Guest Suites: Accommodation available for visitors, making it easier for family and friends to stay.
- Organised Activities Room: A space for social events, hobbies, and community gatherings.
- Communal Lounge: A relaxed area for residents to interact and unwind.
- Mobility Scooter Storage and Charging: Secure facilities to store and charge mobility scooters.
- Landscaped Gardens: Beautiful outdoor spaces for relaxation and recreation.
- Lifts to All Floors: Ensuring ease of access throughout the building for all residents.

### Lounge / Kitchen

26'4 x 7'3

### Bedroom One

14'2 x 12'1

### Bedroom Two

9'11 x 8'9

### Bathroom

8'4 x 7'3

Accessed by bedroom one & hallway.

### Balcony

With Communal garden view.

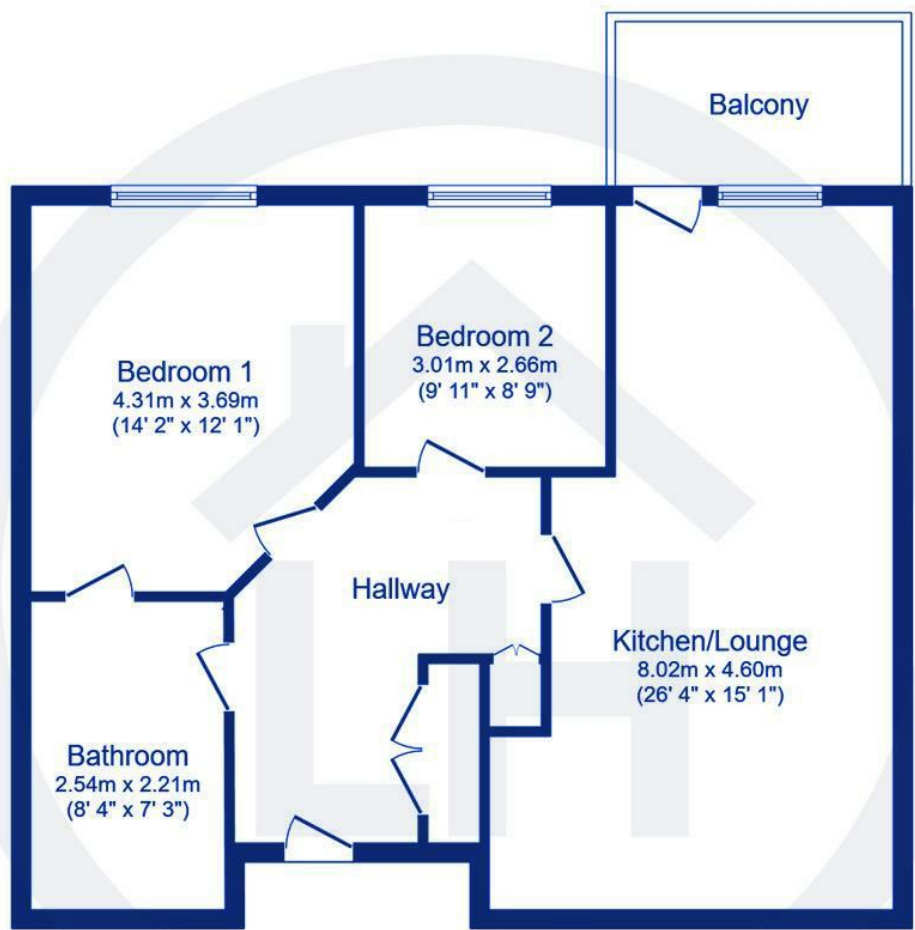
### About LambornHill

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!**





**Floor Plan**  
Floor area 76.4 sq.m. (822 sq.ft.)

**TOTAL: 76.4 sq.m. (822 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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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