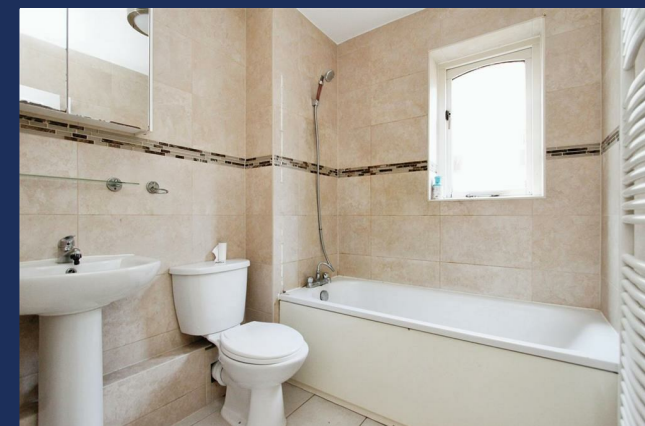




Wickham Close, Newington, Sittingbourne

Asking Price £140,000

Key Features

- One Bedroom Maisonette
- Fantastic Transport Links
- Affordable To Get On The Property Ladder
- Strong Rental Yield For Investors (6.75%)
- Open-Plan Living
- Allocated Parking
- Low Maintenance & Secure
- Fully Electric
- EPC Rating D
- Council Tax Band A

Property Summary

Lease Length: 88 Years
Ground Rent: £50 Per Year
Service Charge: £855 Per Year

Situated in the heart of Newington, this well-presented one-bedroom first-floor maisonette offers an excellent opportunity for both buy-to-let investors and first-time buyers alike. With Newington Station just a short walk away, commuting is effortless, making this property an attractive prospect for tenants and homeowners seeking convenience.



Property Overview

Inside, the property features a bright and airy open-plan living area, seamlessly connecting the lounge, dining, and kitchen space—ideal for modern living. The spacious double bedroom provides comfortable accommodation, while the well-maintained bathroom completes the interior layout.

Additional benefits include an allocated parking space, a lease of 88 years, and reasonable service charges (£855 per year) and ground rent (£50 per year). With a rental income of approximately £900 per month, this property presents an excellent investment opportunity, delivering strong returns in a sought-after location.

Don't miss out on this fantastic property—book a viewing today!

About The Area

Newington is a well-connected and sought-after village offering a perfect blend of rural charm and modern convenience. Situated between Sittingbourne and Rainham, it provides excellent transport links, with Newington Station just moments away, offering regular services to London Victoria, Canterbury, and the Kent coast—ideal for commuters.

For everyday essentials, the village has a local convenience store, post office, and independent shops, with larger supermarkets and retail options just a short drive away in Sittingbourne and Rainham. Schools, parks, and healthcare facilities are also within easy reach, making this a great location for a variety of residents.

Newington boasts a strong community feel, with local pubs, cafés, and green spaces offering a welcoming atmosphere. The surrounding Kent countryside provides scenic walking and cycling routes, while easy access to the A2 and M2 ensures connectivity to key destinations across Kent and beyond.

With strong rental demand due to its commuter-friendly location and growing popularity, Newington is a prime choice for investors and a fantastic opportunity for first-time buyers looking to step onto the property ladder in a well-positioned, thriving area.

Open Plan Lounge

16'5 x 13'5



Bedroom One

11'11 x 10'3

Bathroom

Allocated Parking

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 Lamborn Hill

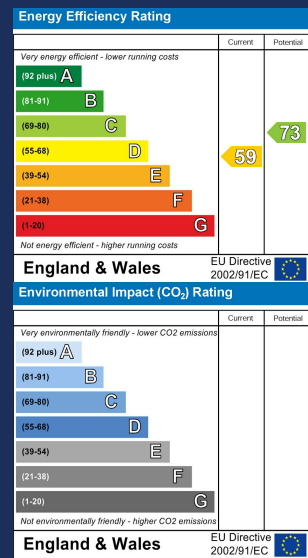




Floor Plan
Floor area 44.9 sq.m. (483 sq.ft.)

Total floor area: 44.9 sq.m. (483 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.

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