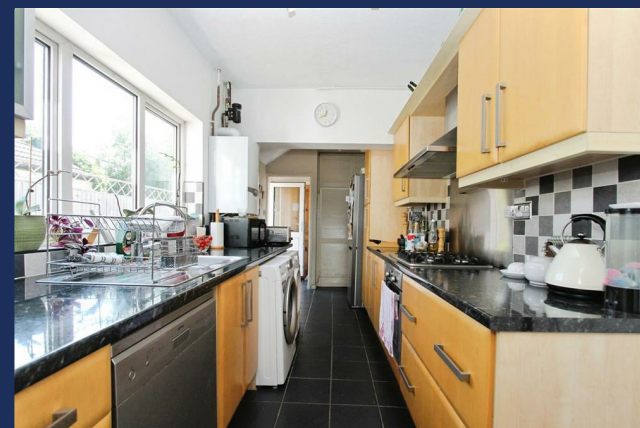




Tonge Road, Sittingbourne

Guide Price £250,000

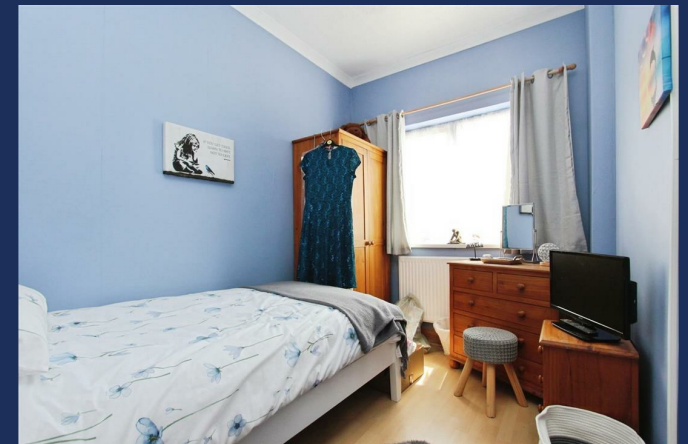
Key Features

- Three Bedroom End-of-Terrace House
- 17' Modern Kitchen – Exceptionally large kitchen, ideal for families or keen cooks, with direct access to the garden.
- Impressive South-Facing Garden – A long, sun-drenched outdoor space perfect for entertaining or relaxing in warmer months.
- Flexible Three-Bedroom Layout – All bedrooms can accommodate doubles, with the third ideal as a large single, office or nursery.
- Bright & Airy Throughout – The southerly aspect ensures excellent natural light in both living and sleeping areas.
- Convenient Location – Just 0.9 miles to Sittingbourne Train Station and under 0.5 miles to local schools, shops, and bus routes.
- Victorian End-of-Terrace Charm – Generously proportioned with two spacious reception rooms and high ceilings, full of period character.
- Ready To Move In - To with room to add your own mark!
- EPC Rating D (63)
- Council Tax Band B

Property Summary

*** Guide Price £250,000 - £265,000 ***

LambornHill are delighted to present this generously sized Victorian end-of-terrace home, offering fantastic value for those seeking character, space, and scope to personalise.



Property Overview

Set over two floors, the ground level features two well-proportioned reception rooms divided by the central staircase—perfect for flexible use as a lounge, dining area, or home office. To the rear, you'll find an impressively sized 17' kitchen, offering ample space for cooking, storage, and even casual dining. From here, the property opens out to a sun-drenched, south-facing garden that extends further than expected—a real highlight for those seeking outdoor potential.

Upstairs, the layout has been thoughtfully reconfigured from its original form to create three individual bedrooms. All three rooms can accommodate a double bed, although the third is better suited as a spacious single or study. The home enjoys excellent natural light throughout, thanks to its south-facing orientation, and is in overall good condition, with some light refurbishment required—an ideal opportunity for buyers looking to add their own stamp over time.

This home presents a rare opportunity to acquire a traditional property with generous proportions, a great location, and tons of potential—perfect for first-time buyers, growing families.

About The Area

Tonge Road is ideally positioned in a well-established part of Sittingbourne, offering excellent access to schools, shops, and transport links. Families will benefit from the proximity to Sunny Bank Primary School (approx. 0.2 miles) and The Sittingbourne School (approx. 0.6 miles), making this location ideal for those with school-age children.

The town centre and Sittingbourne mainline train station are just under a mile away, providing direct services to London Victoria, St Pancras, and the Kent Coast—perfect for commuters or weekend escapes. Local bus routes also serve the area well, and easy road access to the A2, A249, and M2 ensures travel by car is just as convenient.

Nearby, you'll find supermarkets, convenience stores, and everyday amenities, along with open green spaces and play parks—making this a great location for growing families or buyers looking for a balanced lifestyle.

With its mix of traditional homes, practical conveniences, and strong community feel, Tonge Road remains a popular choice for buyers seeking space, value, and location in one.



Lounge
12'8 x 12'6

Dining Room
12'8 x 12'6

Kitchen
17'8 x 7'1

Bathroom
6'9 x 8'9

Bedroom One
12'8 x 10'2

Bedroom Two
12'6 x 9'5

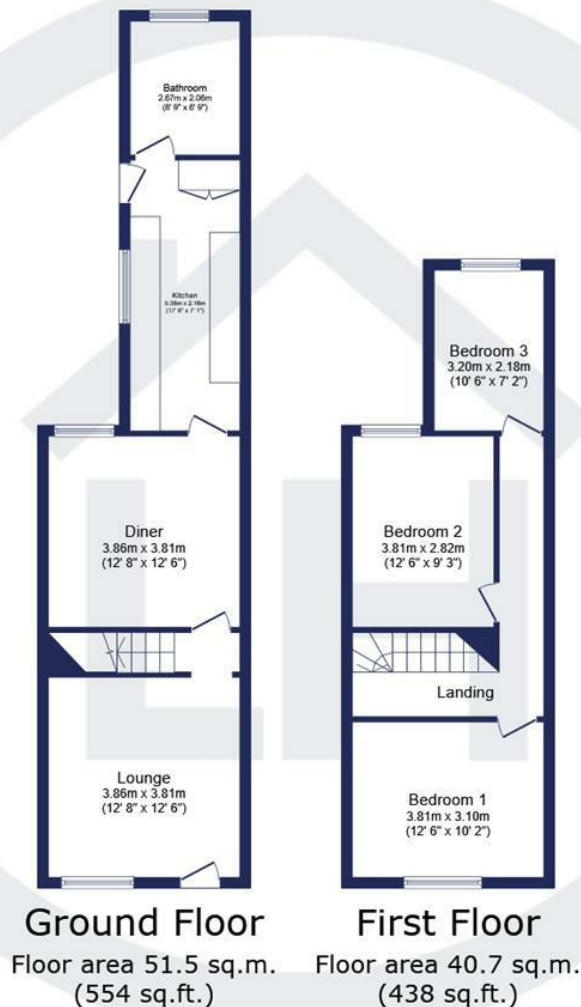
Bedroom Three
10'6 x 7'2

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

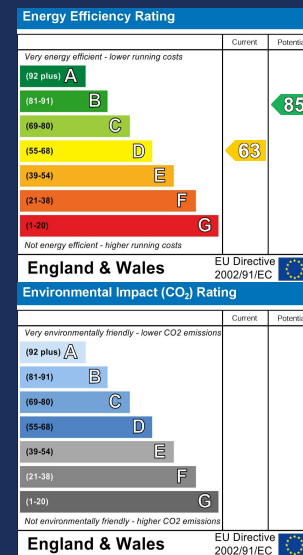
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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Total floor area: 92.2 sq.m. (992 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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