

Ufton Lane, Sittingbourne

Asking Price £230,000

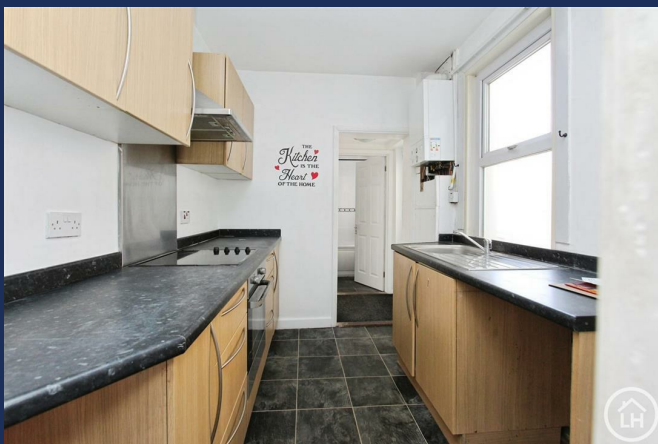
 **LambornHill**

Key Features

- Three Bedroom Terraced House
- Chain-Free Sale
- Town Centre Location
- Two Spacious Reception Rooms
- South-Facing Garden
- Neutral Décor & Opportunity To Add Your Own Stamp
- Walking Distance to Schools
- Ideal First Time Buy Or Investment!
- EPC Rating D (61)
- Council Tax Band B

Property Summary

This well-proportioned three-bedroom mid-terraced home offers a fantastic opportunity for those looking to take their first step onto the property ladder or make a smart move into a spacious, stylish setting. Perfectly aligned with modern lifestyles, this property provides both comfort and flexibility in a location that's close to Sittingbourne town centre and the train station—ideal for commuting and social convenience.



Ground Floor

Lounge
12'2 x 11'

Dining Room
12'1 x 11'

Kitchen
9'10 x 7'

Bathroom

First Floor

Bedroom One
12'2 x 11'

Bedroom Two
12'1 x 11'

Bedroom Three
9'10 x 7'

Property Description

Inside, the home features two versatile reception rooms, ideal for open-plan entertaining or a dedicated home office setup. The front lounge retains a charming feature fireplace, while the rear dining area flows directly into a modern galley-style kitchen with sleek units and ample counter space. Beyond the kitchen is a contemporary family bathroom, finished in neutral tones with full-height tiling.

Upstairs, you'll find two generously sized double bedrooms and a third bedroom—perfect for a home office, nursery, or guest room—all benefiting from a bright, airy feel and clean, neutral décor.

To the rear, the south-facing garden is a peaceful, low-maintenance retreat with a blend of decking and hardstanding, and a handy storage shed for bikes or garden tools. The enclosed layout offers privacy and practicality with minimal upkeep.

Offered chain-free, this home is ready to move into and presents excellent value for young buyers looking for a stylish start, savvy investors, or growing households in search of a well-located, low-fuss home.



About The Area

Ufton Lane is perfectly positioned just a short walk from Sittingbourne town centre, making it ideal for young professionals, couples, and small families who value convenience. The town's growing high street offers a mix of major retailers, independent shops, cafés, and restaurants—providing everything you need day to day.

Sittingbourne railway station is approximately 0.6 miles away, offering regular high-speed services to London St Pancras in under an hour, making commuting effortless. For road users, quick access to the A2, M2, and M20 keeps wider Kent and London within easy reach.

For leisure and lifestyle, Milton Creek Country Park is around 1 mile away, offering open green spaces, walking trails, and community events. Several gyms, cinemas, and supermarkets (including Tesco, Morrisons, and Asda) are all within a 5–10 minute drive.

Families will appreciate the range of local schools nearby, with Canterbury Road Primary School (0.3 miles) and Highsted Grammar (0.9 miles) both within walking distance. There are also nurseries and colleges easily accessible from this location.

With its central location, strong transport links, and easy access to local amenities, Ufton Lane continues to be a highly desirable address for those looking to balance lifestyle and affordability.

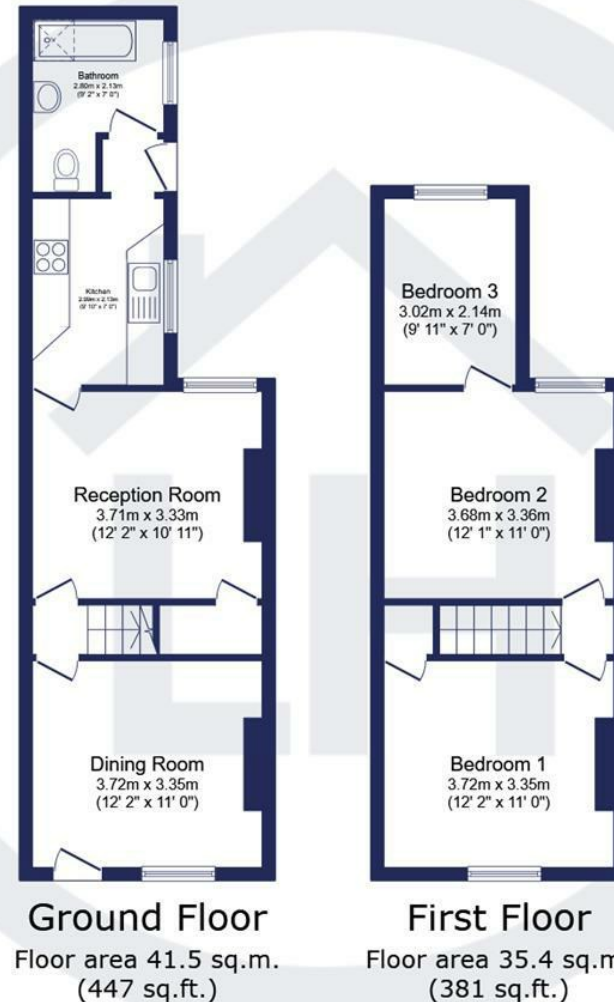
About LambornHill

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.

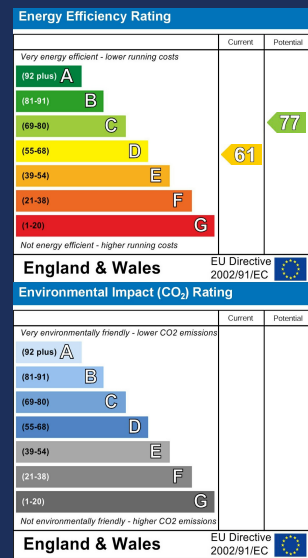
Lets Keep It Local, Lets Keep It LambornHill!





Total floor area: 76.9 sq.m. (827 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

