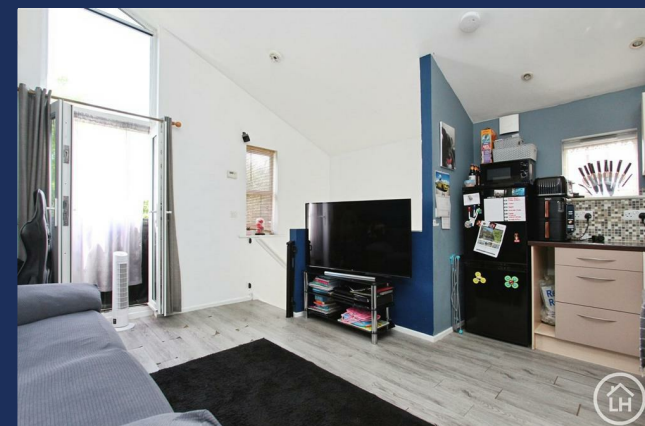
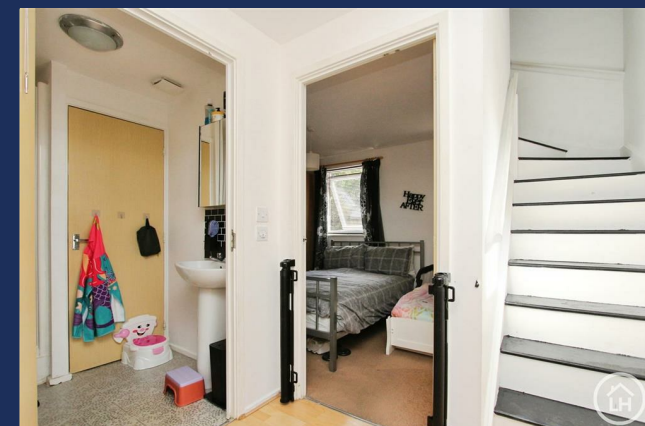
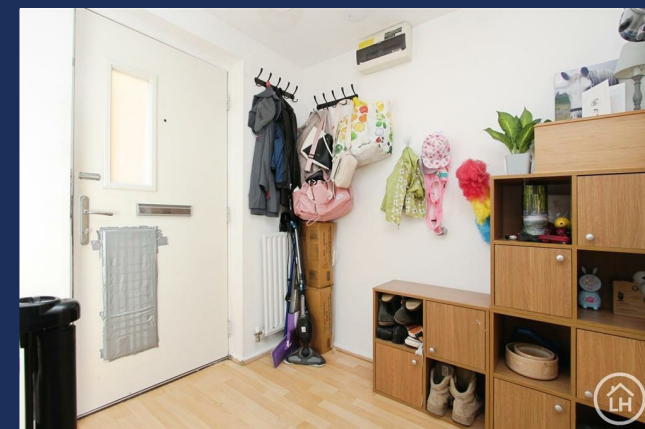




Onyx Drive, Sittingbourne

Asking Price £150,000

Key Features

- One-Bedroom Duplex Layout
- Bright Open-Plan Kitchen/Living Area
- Inclusive Service Charge
- Allocated Parking For 1 Car
- Low Maintenance Investment
- Private Front Entrance
- Well-Connected Location
- Sought-After Modern Development
- EPC Awaited
- Council Tax Band B

Property Summary

This one-bedroom duplex apartment offers a unique and well-considered layout, spread across two floors to provide clear separation between living and sleeping areas.



Property Overview

Accessed via its own front door, the ground floor comprises a private entrance hallway, a well-proportioned double bedroom, and a shower room with modern fittings including a walk-in shower, wash basin, and WC. This layout allows for greater privacy and makes the property feel more like a compact home than a standard apartment.

Stairs lead up to the first floor, where you'll find a generously sized open-plan kitchen/living area, measuring approximately 14'3" x 14'3". The space is well-lit by dual aspect windows, creating a bright and inviting environment. There's ample room for both a seating area and dining setup, while the fitted kitchen includes integrated appliances, base and wall units, and good worktop space — ideal for those who enjoy cooking or entertaining in a social setting.

The property is in good general condition throughout, with neutral décor and functional finishes, though some light cosmetic updating would allow a buyer to easily personalise and refresh the home. It's a fantastic option for first-time buyers looking for an affordable step onto the property ladder, or investors searching for a ready-to-let unit with low maintenance demands.

A key benefit of this property is its inclusive service charge, which is approximately £310 per month. This covers gas, electricity, water, buildings insurance, and the general maintenance of the building's exterior and surrounding grounds — offering excellent value and simplified budgeting for the owner. The ground rent is a modest £100 per year.

With a practical layout, generous open-plan living, and essential running costs already accounted for within the service fee, this home offers a convenient and efficient lifestyle for modern living.



About the area

Located within the ever-popular Sonora Fields development, Onyx Drive benefits from a well-established residential setting that offers a blend of modern homes and thoughtfully designed green spaces. The area is particularly favoured by first-time buyers and young professionals thanks to its well-maintained surroundings, local convenience stores, and easy access to everyday amenities.

Residents benefit from excellent transport links, with immediate road access to the A249, leading to the M2 and M20, making commuting to Maidstone, Canterbury, or beyond both fast and straightforward. Sittingbourne's mainline railway station is just a short drive away and offers direct services to London Victoria and St Pancras International, with high-speed options making the capital accessible in under an hour — ideal for those working in the city but seeking more space and value at home.

The area is also well-served by bus routes, linking the development to Sittingbourne town centre, nearby retail parks, and surrounding villages. This makes it easy to get around without the need for a car, adding to the development's appeal for those who value convenience and accessibility.

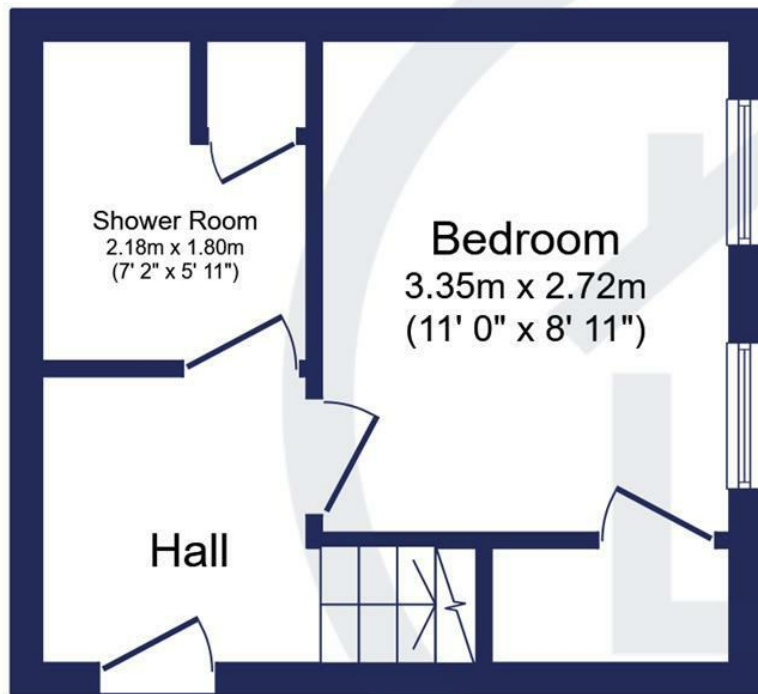
For day-to-day needs, residents have nearby access to a range of local amenities, including supermarkets, cafés, takeaways, and pharmacy services. The Sittingbourne Retail Park and Forum Shopping Centre are both just a short journey away, offering larger retail and leisure options. Milton Creek Country Park, just a few minutes from the development, offers a peaceful escape with walking trails, open space, and family-friendly facilities — ideal for weekend outings and outdoor relaxation.

With its strategic location, strong commuter links, and a growing sense of community, Sonora Fields remains one of Sittingbourne's most sought-after modern developments. Whether you're a first-time buyer looking for a low-maintenance base or an investor seeking long-term rental appeal, the area continues to represent both lifestyle convenience and solid investment potential.

Ground Floor

Hallway

Bedroom One
11'0 x 8'11



Ground Floor
Floor area 19.8 sq.m. (214 sq.ft.)



First Floor
Floor area 19.8 sq.m. (214 sq.ft.)

Total floor area: 39.7 sq.m. (427 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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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