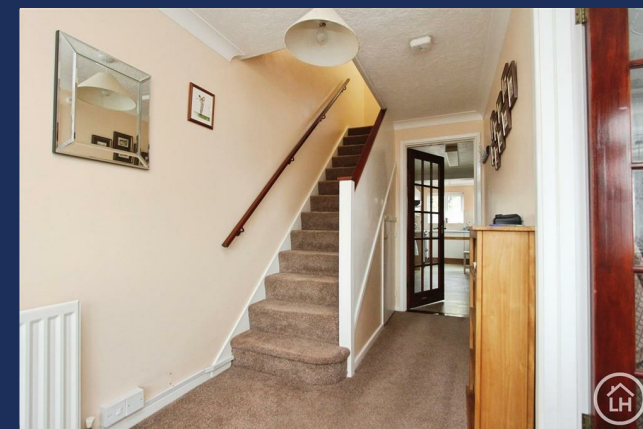




Kenilworth Court, Sittingbourne
Offers Over £320,000

Key Features

- Three Bedroom Semi-Detached House
- Extended 18ft Kitchen
- Spacious Lounge/Diner
- Fitted Kitchen with Access to Garden
- Ideal for Someone Looking To Make The Property Their Own or Growing Families
- Popular Residential Road with Great Transport Links
- Close to Schools, Parks
- Parking for 3+ Cars & A Garage
- EPC Rating E (52)
- Council Tax C

Property Summary

With a generous driveway, garage, 18ft extended kitchen, and flexible lounge/diner layout, this solid three-bedroom semi-detached home offers a fantastic opportunity for those seeking long-term comfort in a well-regarded neighbourhood. While the interior would benefit from some light modernisation, the property sits on a strong structural foundation and presents the perfect canvas to create a forever home



Property Description

A welcoming porch opens into a wide entrance hallway, giving access to the main lounge, a bright and spacious room with double doors leading to a separate dining room. The doors can remain open to create a flowing lounge-diner or closed off for more private, formal dining. The dining room connects to the extended rear kitchen complete with a walk in pantry, with the whole kitchen measuring over 18ft in length, providing ample space for a breakfast table, with access to the well-kept rear garden.

The garden itself is tidy and practical, complete with a storage shed and access to the single garage, which is also accessible via the private side driveway. The drive offers off-street parking for three or more vehicles, making it ideal for households with visiting family or those who prefer a low-maintenance front aspect.

Upstairs, the layout continues to deliver with two double bedrooms, a well-proportioned single bedroom, and the benefit of a separate WC and bathroom — a feature many still value for daily practicality.

This is a fantastic opportunity for buyers looking to downsize without compromise, or for those planning ahead for a quieter lifestyle in a home that offers both practicality and potential in equal measure.

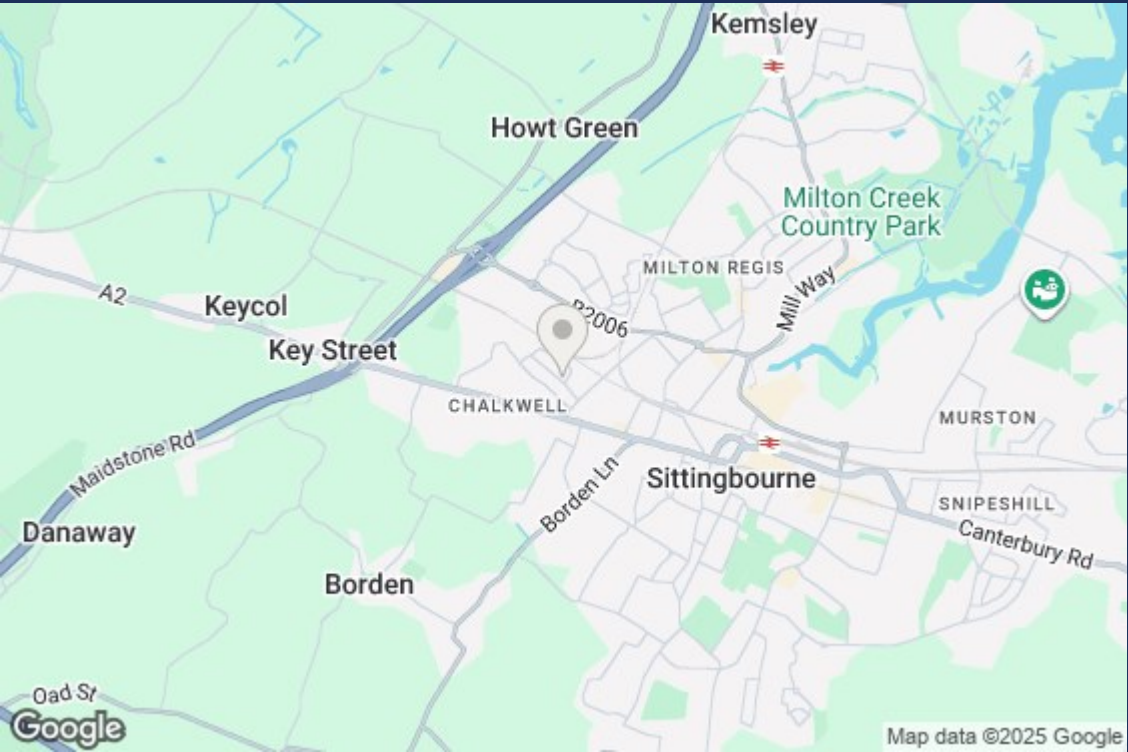
About The Area

Kenilworth Court is tucked away in a well-regarded road within the Grove Park area of Sittingbourne — a location known for its established community, family-friendly layout, and reliable access to day-to-day amenities.

The surrounding area offers a fantastic blend of practical convenience and suburban calm. Just a short walk from the property are two highly regarded schools: Grove Park Primary School and Westlands Secondary School, both offering strong local reputations and accessibility without the need to drive. For those considering proximity to medical services, the home is extremely well placed — with The Meads Medical Practice less than 10 minutes' walk away and Sittingbourne Memorial Hospital also within easy reach. This provides real peace of mind for those looking to plan ahead or be close to reliable healthcare options.

A local Co-Op Store is situated just 0.3 miles away from the property. Other supermarkets, and daily essentials are only a short drive or bus ride away in Sittingbourne town centre, which also offers cafés, restaurants, pharmacies, a cinema, and leisure facilities. Despite the peaceful setting, the area is impressively well connected. Sittingbourne station is under a mile away, with fast rail links to London Victoria, St Pancras, and Canterbury, making visits to the city — or from family — wonderfully straightforward. The A2, A249, and M2 are also easily accessible for those who prefer to drive or regularly travel across Kent and beyond.

The wider area also benefits from scenic open spaces, including Milton Creek Country Park and other local green corridors for gentle walks and quiet afternoons. Whether you're downsizing, retiring, or simply planning ahead for a home that suits a quieter lifestyle, Kenilworth Court offers a rare balance of accessibility, low-maintenance living, and community warmth.

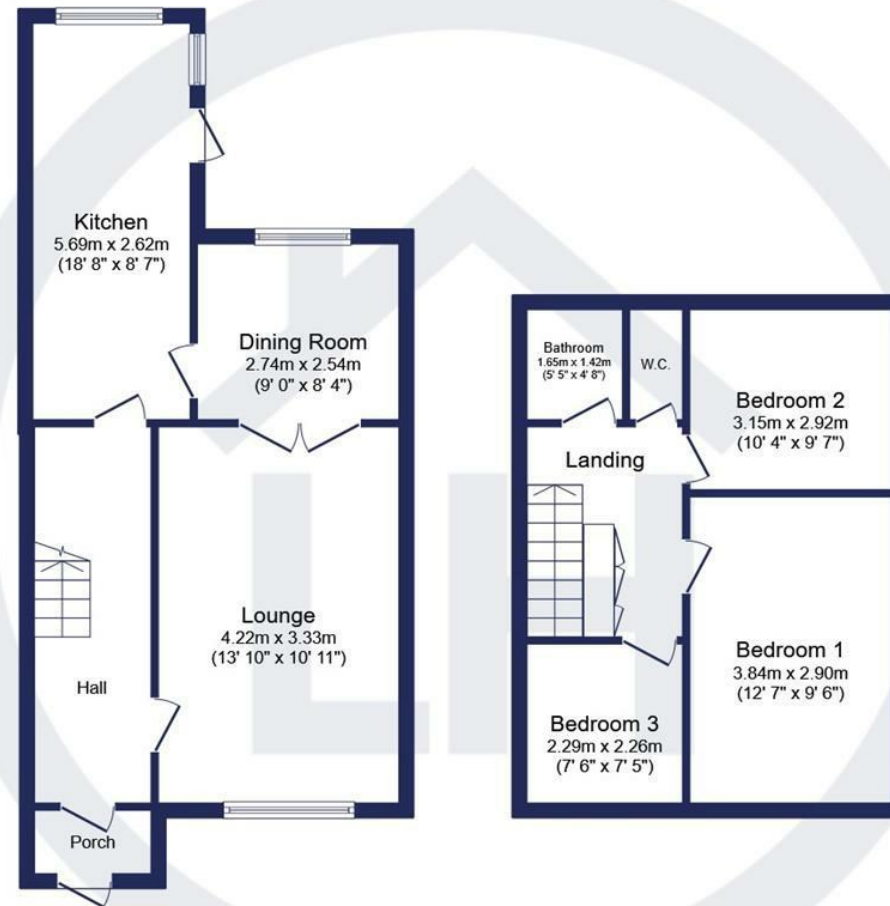


Ground Floor

- Lounge
13'10 x 10'11
- Diner
9'00 x 8'4
- Kitchen
18'8 x 8'7

First Floor

- Bedroom One
12'7 x 9'6
- Bedroom Two
9'7 x 10'4
- Bedroom One
7'6 x 7'5
- Bathroom
5'5 x 4'8
- Toilet

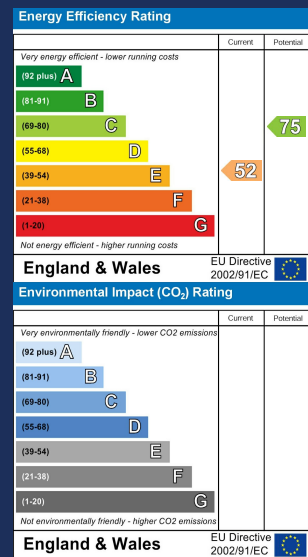


Ground Floor
 Floor area 50.9 sq.m. (548 sq.ft.)

First Floor
 Floor area 37.1 sq.m. (399 sq.ft.)

Total floor area: 88.0 sq.m. (947 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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