



Vellum Drive, Sittingbourne

**Offers Over £190,000**



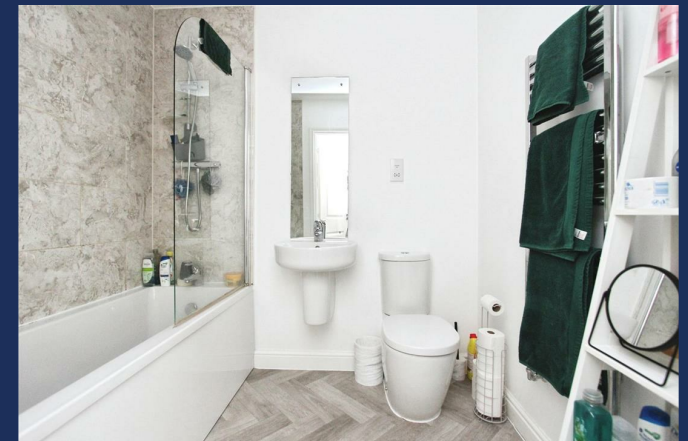
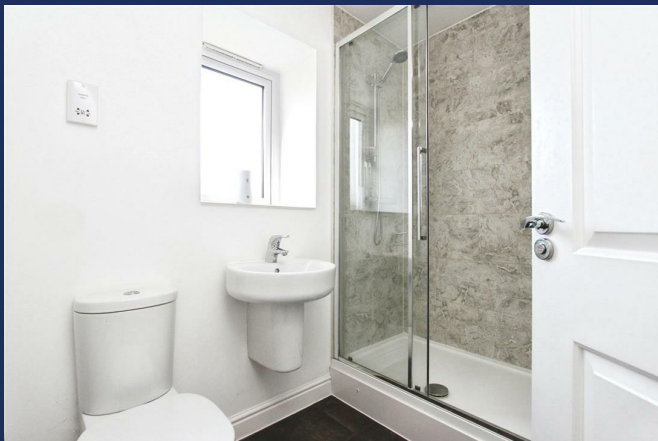
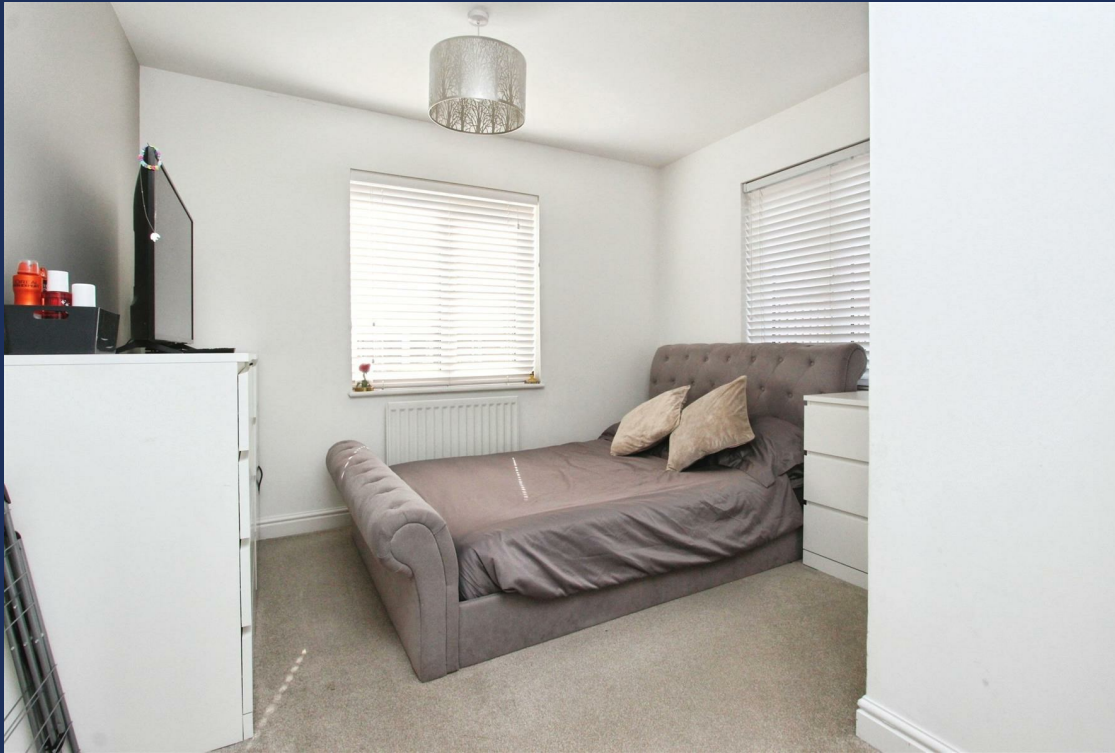
## Key Features

- Two Double Bedrooms - Two Bathroom - Ground Floor - Flat
- Bright, Open-Plan Living Area
- Ground Floor Convenience
- Allocated Off-Street Parking + Dual Entrances
- Modern Kitchen with Integrated Appliances
- Impressive Storage Options
- Well-Connected For Commuting via Public Transport or Private Transport
- Beautifully Presented Throughout - Ready To Move Into.
- EPC Rating B (81) (Expired)
- Council Tax Band B

## Property Summary

- 115 Year Lease
- Service Charge & Ground Rent: Awaiting Further Information

With two double bedrooms, two bathrooms, private parking, and a bright, open-plan layout, this ground floor flat offers the kind of low-maintenance comfort that's ideal for a smooth first-time buy or smart investment. Add in the well-kept communal areas, secure buzzer entry, and convenient access via both front and rear entrances — and you've got a practical, move-in-ready home in a well-connected modern development.





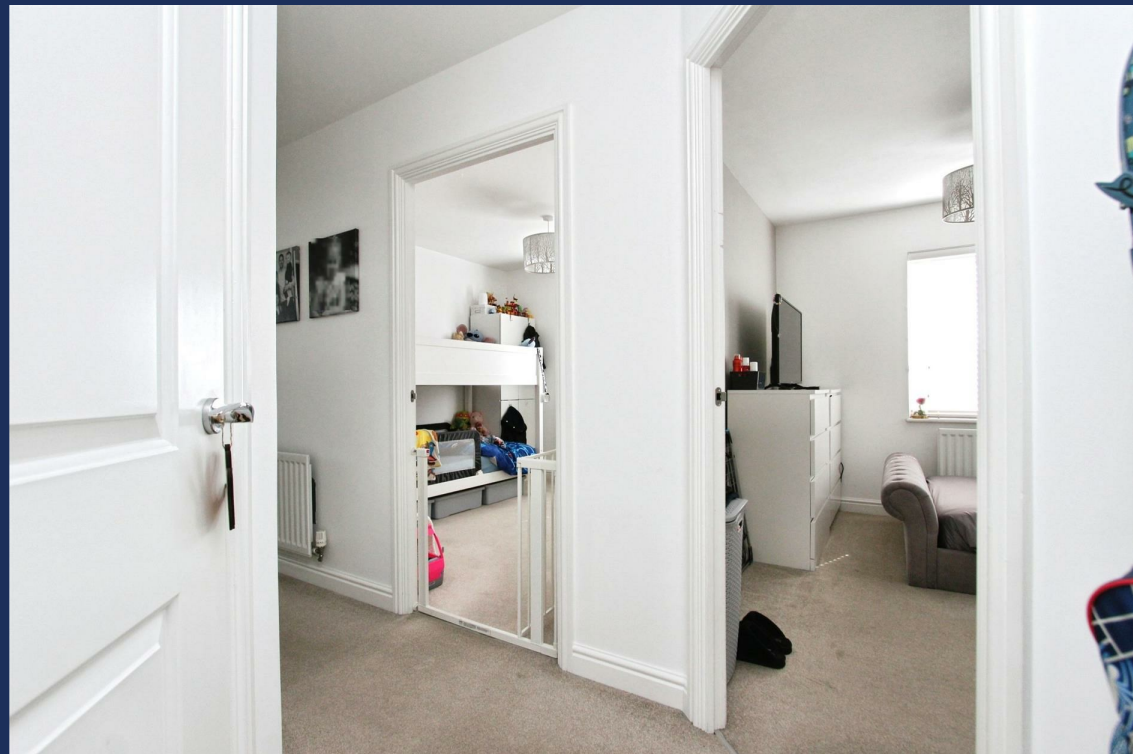
### Property Description

Step inside and you're welcomed by a surprisingly spacious hallway with two handy storage cupboards — ideal for keeping the essentials tucked away. The layout flows logically from front to back, with the primary bedroom straight ahead, complete with its own private en-suite shower room. Just next door is a second full-size double, making this an excellent choice for those needing a guest room, workspace, or sharable layout.

Across the hallway you'll find a clean and neutral family bathroom, featuring a full three-piece suite including bath and overhead shower. At the rear of the flat, the open-plan kitchen/living space spans the entire width of the property, with three full-height windows flooding the room with natural light. The fitted kitchen comes equipped with a gas hob, electric oven, and integrated fridge/freezer — all built-in and ready to go.

To the rear of the building, you'll find the allocated parking space, with access through a private rear entrance, offering convenient comings and goings — whether you're unloading the car or heading out for a walk. The whole development is maintained to a good standard and offers a well-balanced community feel.

Whether you're stepping onto the property ladder or looking for a turn-key investment with tenant appeal, at Litmus House is a great match for a simpler, more flexible way of living — with no compromise on space or practicality.



### About The Area

Vellum Drive forms part of the ever-popular Meads development in Sittingbourne — a modern and well-connected residential area that continues to attract a wide range of homeowners, thanks to its strong infrastructure, community feel, and excellent transport links. Whether you're commuting, raising a family, or simply looking for an area that supports everyday life with ease, The Meads offers a fantastic setting to call home.

One of the standout features of this location is its immediate access to well-rated schools and everyday essentials. Grove Park Primary School is just around the corner — less than a 3-minute walk — making the morning school run effortlessly manageable. Older children are equally well served by Westlands Secondary School, reachable in under 10 minutes on foot. This makes the area particularly appealing to families looking to settle without the need to drive long distances for education.

For those working in or around London, the convenience continues. Sittingbourne mainline station is just over a mile away, with frequent services into London Victoria, St Pancras (via high-speed), and Cannon Street, making the daily commute both direct and flexible. The location is also superb for drivers, with the A2, A249, and M2 nearby, connecting you quickly to other parts of Kent and the southeast.

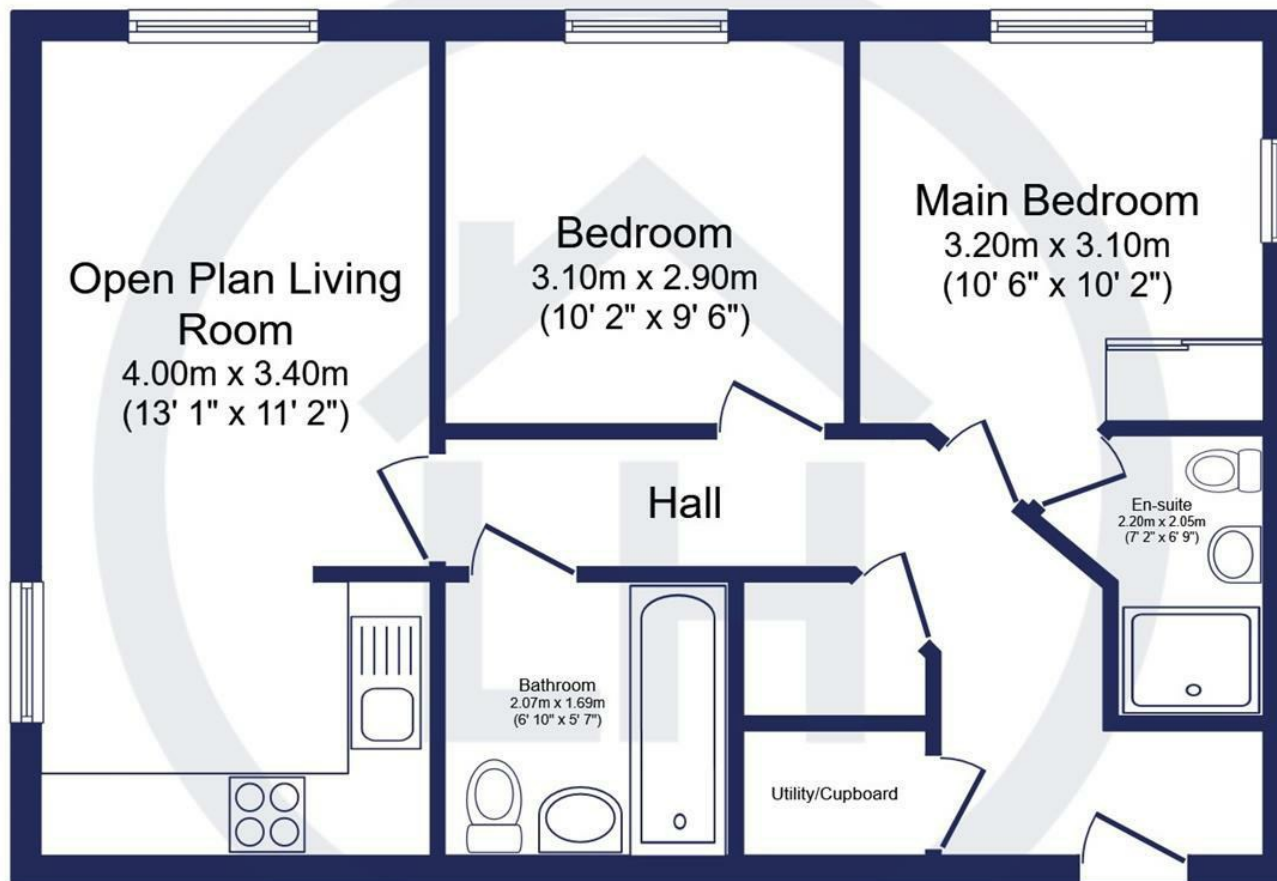
Day-to-day practicalities are well catered for. The Meads Medical Centre is within a 5-minute walk for local GP services, while Sittingbourne Memorial Hospital is only a little over a mile away for broader healthcare needs. Supermarkets, convenience stores, and takeaway options are all nearby, and the town centre offers a wide mix of high street shops, independent cafés, and eateries — everything from quick errands to weekend browsing.

Those who enjoy a bit of nature or outdoor activity will appreciate the proximity to Milton Creek Country Park, one of Sittingbourne's largest green spaces, offering over 100 acres of grassland, woodlands, and footpaths. It's the perfect place for dog walks, morning jogs, or relaxing with friends and family.

All in all, Vellum Drive is part of a community-focused pocket of Sittingbourne that blends the comfort of suburban living with the convenience of urban access. Whether you're looking to simplify your commute, enjoy peaceful surroundings, or be close to everything that matters, this area ticks all the right boxes for a modern, balanced lifestyle.

Ground Floor

- **Open Plan Living room**  
107' x 19'2



**Floor Plan**  
Floor area 52.9 sq.m. (569 sq.ft.)

**Total floor area: 52.9 sq.m. (569 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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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