

Bayford Road, Sittingbourne

Guide Price £200,000

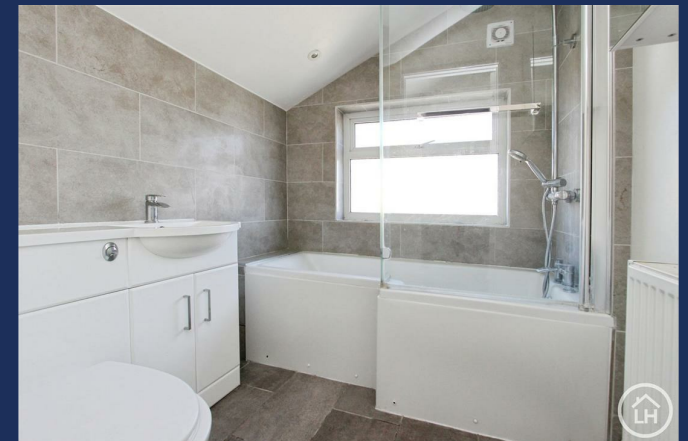
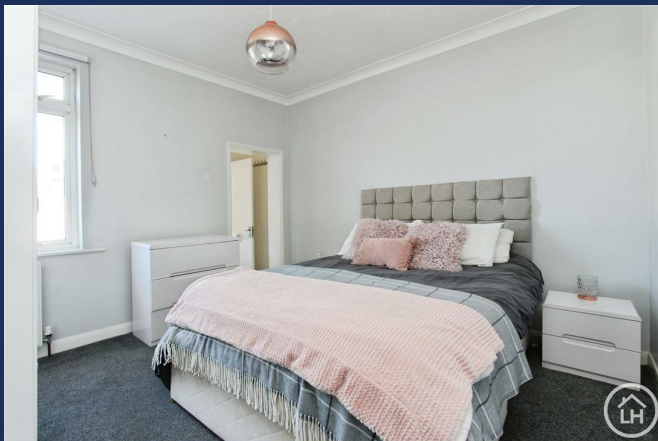
Key Features

- Two Bedroom Terrace House
- Ready To Move Into
- Well-Proportioned Layout
- Manageable Garden Space
- Street Parking + Nearby Free Car Park
- Short Walk to Town & Transit
- Solid Return Potential for Investors ~ 7% Yield
- Strong Long-Term Growth Potential
- EPC Grade D (68)
- Council Tax Band B

Property Summary

*** Guide Price £200,000 - £220,000 ***

If you're searching for a well-presented and affordably positioned home with a layout that makes the most of every square foot, Bayford Road is an excellent contender. Whether you're stepping onto the ladder or expanding a rental portfolio, this two-bedroom terraced home offers solid value, great internal space, and long-term potential — all just a short walk from local shops, schools, and Sittingbourne town centre.



Property Overview

Step through the front door into a welcoming lounge that opens up into a dedicated dining area, giving you the ideal setup for day-to-day living and entertaining alike. At the rear, the kitchen is smartly laid out with wrap-around worktops, and leads out to the rear garden — a great outdoor space that could easily be transformed into a family-friendly haven or low-maintenance retreat.

Upstairs, you'll find two generous double bedrooms, both well-proportioned with good natural light, and a separate bathroom to the rear of the home. The layout makes for practical living, with easy zoning between shared and private space — perfect for young families or professional sharers.

While parking is street-based, a free public car park is just a few minutes' walk away, providing convenience without the cost. The location also places you close to schools, green spaces, and local amenities, making everyday life straightforward and accessible.

About The Area

Bayford Road enjoys a convenient and well-connected location in the heart of Sittingbourne, making it ideal for buyers who value access to local amenities without sacrificing a sense of community. Sittingbourne town centre is just a 10–15 minute walk away, offering a wide range of shops, cafés, supermarkets, and services — including the Forum Shopping Centre and the recently upgraded leisure complex.

For commuters, Sittingbourne Train Station is approximately a 15-minute walk, offering regular direct services to London Victoria, St Pancras, and Cannon Street, with journey times from just over an hour. The A2 and A249 are also close by, providing excellent road links to the M2, M20, and the Kent coast.

Families will appreciate the local school options, with Canterbury Road Primary School and South Avenue Primary both within easy reach, and Borden Grammar School and Highsted Grammar a short drive or bus ride away. There are also several nurseries and parks nearby for younger children.

Local bus routes run regularly through the area, and for drivers, free public parking is just a few minutes' walk away, making the area surprisingly accommodating despite its central location.

All in all, Bayford Road offers a balanced blend of affordability, connectivity, and local convenience — perfect for first-time buyers, young families, or investors alike.

- Lounge
11'6 x 10'11
- Dining Room
11'6 x 10'11
- Kitchen
9'11 x 6'0



- Bedroom One
11'6 x 10'11
- Bedroom Two
11'6 x 10'11
- Bathroom
6'5 x 6'1

About LambornHill

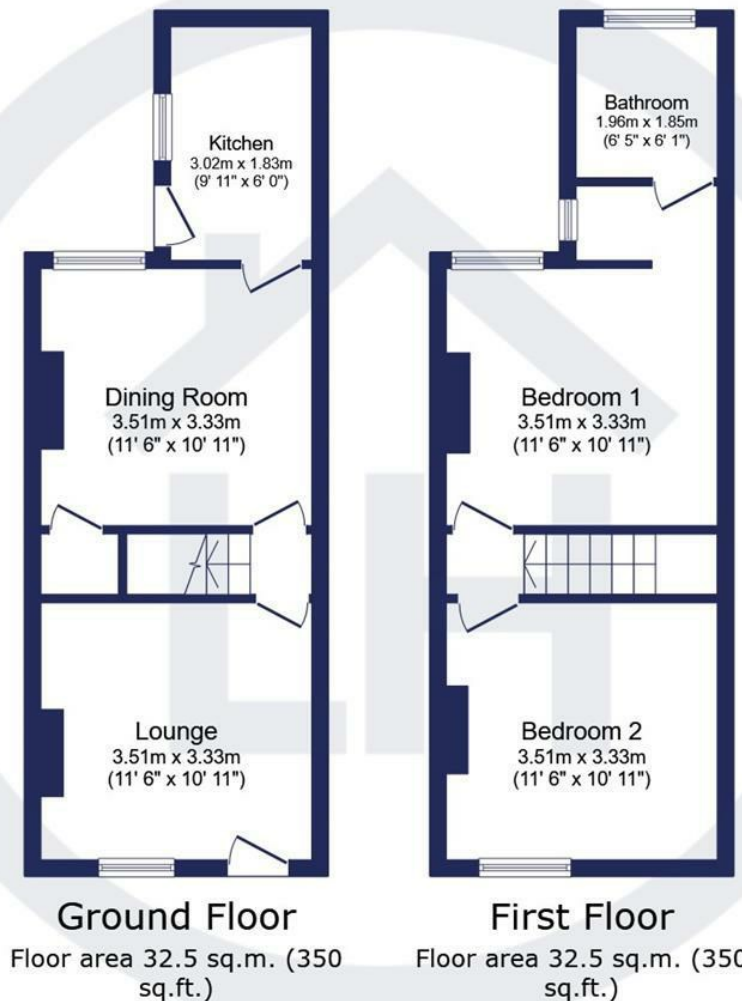
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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 LambornHilll

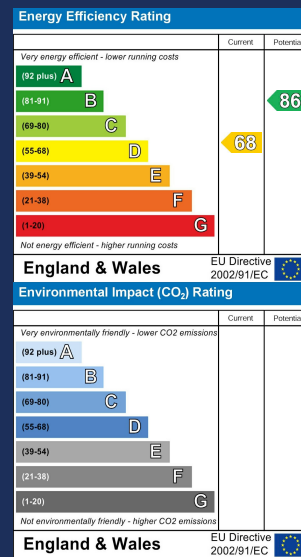


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Total floor area: 65.0 sq.m. (700 sq.ft.)

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



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