



St. Pauls Street, Sittingbourne

£1,200

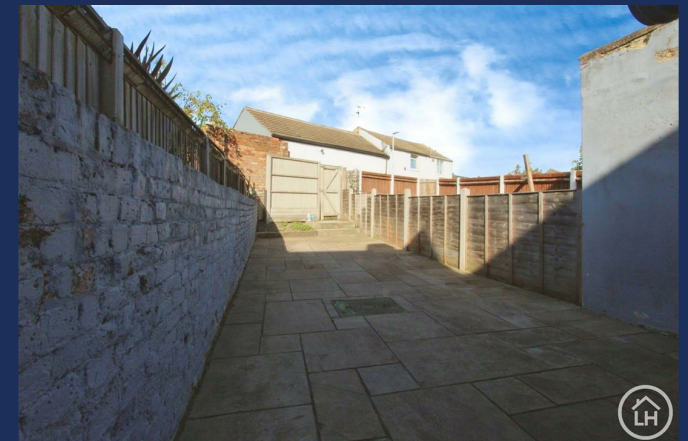
Key Features

- • Two spacious bedrooms
- • Bright reception room
- • Well-proportioned kitchen
- • Neutrally decorated throughout
- • Fresh and uplifting ambiance
- • Ideal for professionals or families
- • Ready to move in
- Holding Fee £276 Deposit £1384
- EPC Rating D
- Council Tax Band B

Property Summary

Nestled in St. Pauls Street, Sittingbourne, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning approximately 600 square feet, the property features a well-proportioned reception room that welcomes you with warmth and light, making it an ideal space for relaxation or entertaining guests.

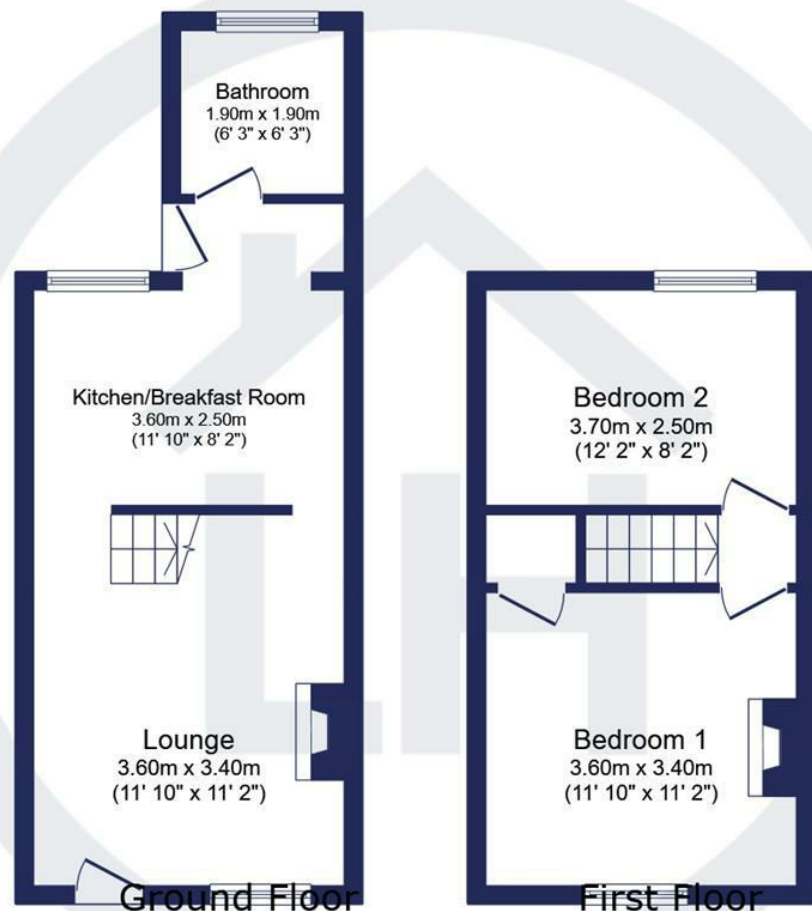
The house boasts two inviting bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively. The bathroom is well-appointed, catering to your daily needs with



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.



Floor area 30.6 sq.m. (329 sq.ft.) Floor area 24.9 sq.m. (267 sq.ft.)

Total floor area: 55.4 sq.m. (596 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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