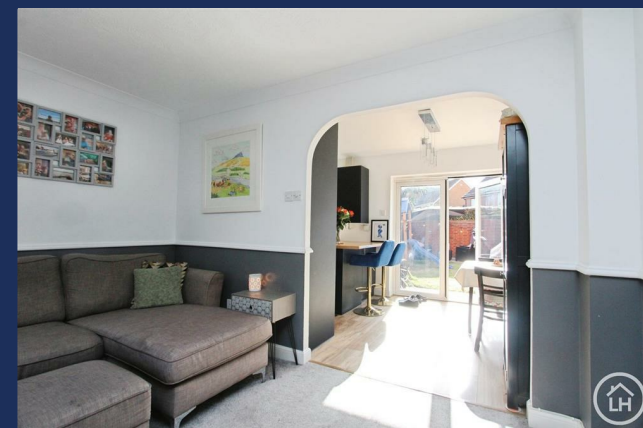




Clement Close, Milton Regis, Sittingbourne

Asking Price £280,000

Key Features

- Beautifully presented three-bedroom family home
- Bright lounge and separate kitchen / dining area
- Main bedroom with en-suite shower room
- Private rear garden with direct walkway to garage
- Garage with additional parking space in front
- Well-kept and low-maintenance outdoor areas
- Quiet cul-de-sac position in a popular Kemsley location
- Walking distance to local station, schools, and amenities
- EPC Rating C (73)
- Council Tax Band C

Property Summary

Beautifully presented home with private garden access to the garage and parking — a superb example of modern, low-maintenance living in a popular cul-de-sac setting.



Property Overview

This attractive three-bedroom house is the perfect choice for buyers seeking a move-in-ready property with a smart layout and outdoor space that truly adds value. The ground floor offers a welcoming entrance hall with cloakroom/WC, a spacious lounge ideal for relaxing evenings, and a separate dining room opening through to a modern kitchen, creating a great flow for both everyday living and entertaining.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a generous main bedroom with en-suite shower room, a modern family bathroom, and two further bedrooms perfect for guests, children, or home-office use. Every room is finished with care and attention to detail, giving the home a bright and contemporary feel throughout.

Externally, the property enjoys a beautifully maintained rear garden, offering a mix of patio and lawn areas ideal for summer dining. A standout feature is the private walkway from the garden leading directly to the garage, providing convenient access and secure storage. In addition, there is a private parking space directly in front of the garage, ensuring excellent off-street parking arrangements.

Located within a quiet, modern development in Kemsley, the home benefits from easy access to local schools, shops, and Kemsley train station, as well as quick road links to the A249, M2, and M20, making it perfect for commuters and young families alike.

About The Area

Kemsley is a popular modern neighbourhood on the northern edge of Sittingbourne, offering a perfect blend of convenience, community, and calm. It's an area particularly well suited to first-time buyers and growing families, with a wide choice of modern homes, local green spaces, and everyday amenities close at hand.

The development is served by Kemsley train station, providing direct connections into Sittingbourne, where high-speed links to London St Pancras and Victoria make commuting straightforward. Drivers benefit from quick access to the A249, linking to the M2 and M20, making journeys to Maidstone, Canterbury and the coast easy and efficient.

Locally, residents enjoy a great mix of facilities, including primary schools, shops, and parks, all within walking distance. The nearby Milton Creek Country Park offers miles of scenic walking and cycling routes, while Sittingbourne's rejuvenated town centre hosts the Spirit of Sittingbourne leisure complex, complete with cinema, restaurants, cafés and major supermarkets.

With its excellent transport links, family-friendly environment and balance of green space and modern amenities, Kemsley continues to stand out as one of Sittingbourne's most desirable areas for contemporary living.

• Lounge 12'3 x 15'3



• Downstairs W/C 5'0 x 3'1

• Kitchen / Diner 15'7 x 8'6

• Bedroom One 12'4 x 8'10 En-Suite - 5'2 x 5'1

• Bedroom Two 9'5 x 8'7

• Bedroom Three 7'9 x 6'5

• Bathroom 6'9 x 5'6

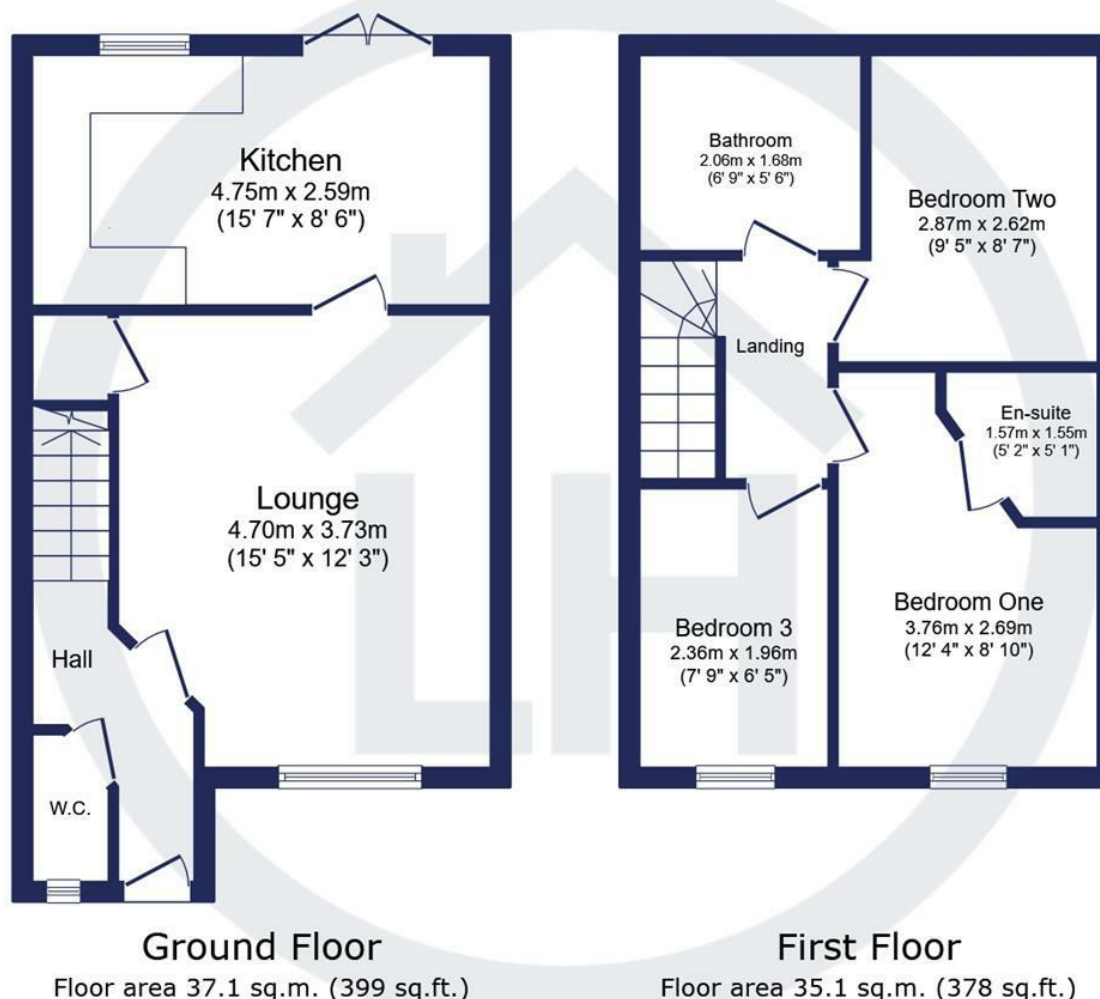
• Garage

About LambornHill

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

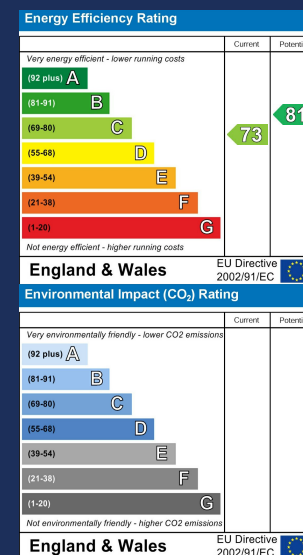
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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Total floor area: 72.2 sq.m. (777 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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