



Easton Drive, Sittingbourne

**Offers Over £180,000**

## Key Features

- Two Bedroom Top Floor Flat
- Contemporary Open-Plan Layout
- Private & Secure Setting
- Natural Light Throughout
- Primary Bedroom with Walk-In Wardrobe
- Ample Storage Including Loft Space
- Prime Location in Sittingbourne
- Strong Investment Potential
- Council Tax Band: B
- EPC Rating: C (80)

## Property Summary

This stylish two-bedroom top-floor apartment offers modern living in a well-connected and sought-after part of Sittingbourne. Set within a secure residential block, it enjoys a private upper-floor position, a contemporary open-plan layout, and the flexibility to be sold with or without a tenant in situ (subject to buyer preference) — making it a smart investment or an ideal first-time buy.



Property Overview

Internally, the apartment features a bright and spacious 23' open-plan kitchen/lounge, perfect for modern day living and entertaining. The kitchen provides ample storage and countertop space, while the living area is flooded with natural light thanks to its corner window layout.

There are two good-sized bedrooms, including a primary bedroom with a walk-in wardrobe, and a stylish bathroom with a three-piece suite. The hallway offers additional storage, loft access (hatch located just outside the bathroom), and leads directly to all rooms, ensuring a practical and accessible layout throughout. With 645 sq.ft of living space, the home feels well-balanced and easy to maintain.

Whether you're a professional seeking a low-maintenance home, a downsizer wanting an effortlessly managed apartment, or an investor considering a turn-key let, this property ticks the boxes, with the option to agree a tenancy if required.

About the Area

Easton Drive forms part of a contemporary and well-established development positioned on the southern edge of Sittingbourne, offering the perfect balance between suburban calm and day-to-day convenience. This desirable area of ME10 continues to attract professionals, first-time buyers, and small families thanks to its great transport links, local amenities, reputable schools, and surrounding green spaces.

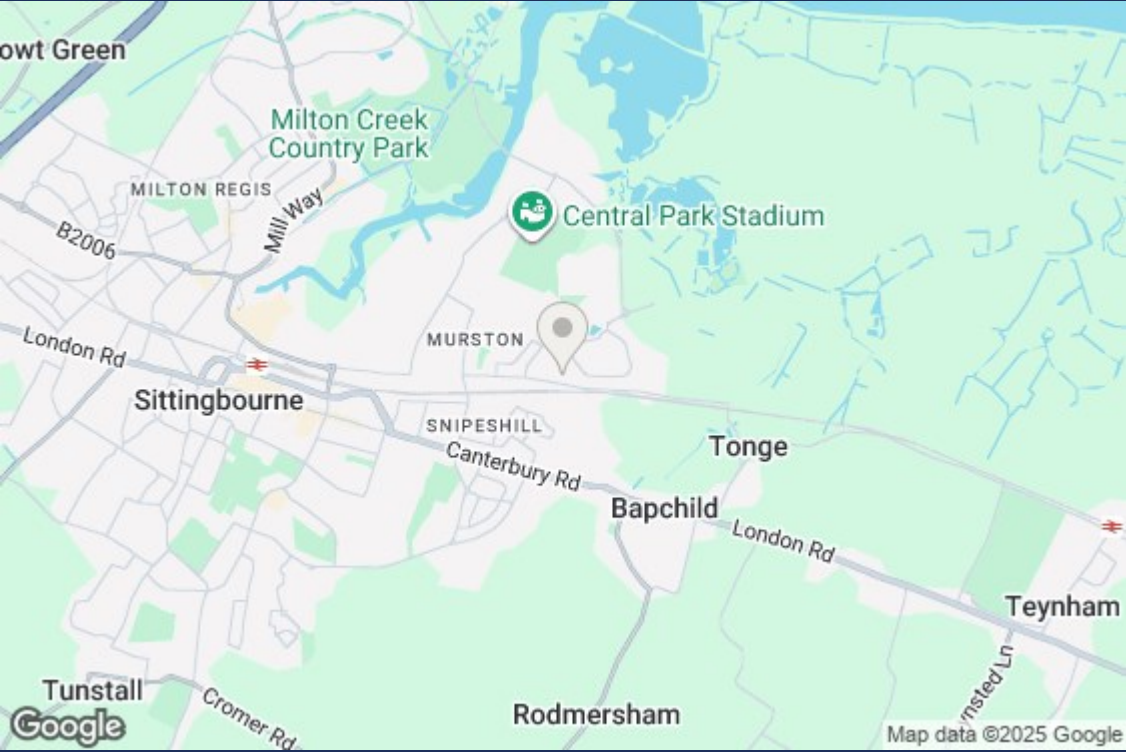
Commuters are well served, with Sittingbourne mainline station just over a mile away providing regular train services to London Victoria and St Pancras, ideal for those travelling into the city. For drivers, the nearby A249 gives direct access to both the M2 and M20, making journeys to Maidstone, Medway, or Canterbury quick and efficient.

Everyday essentials are close at hand, with Morrisons, Aldi, and a large retail park all nearby, while Sittingbourne's High Street and The Forum Shopping Centre offer a variety of independent retailers, well-known brands, cafes, and everyday services. Families are also well catered for, with several highly regarded schools in the area such as Westlands Primary, Grove Park, and Sittingbourne Community College.

For leisure and outdoor activities, residents can enjoy the natural beauty of Milton Creek Country Park, which offers scenic walking trails and open green spaces, or visit The Meads Woodland for a peaceful local escape. A selection of nearby gyms, sports clubs, and recreation areas further adds to the area's appeal.

With its quiet, well-kept streets, modern mix of houses and apartments, and strong sense of community, Easton Drive provides a relaxed residential environment while keeping you close to everything Sittingbourne has to offer.

- Open Plan Living Area  
23'11 x 12'8



- Bedroom One  
12'3 x 8'8  
With a walk in wardrobe

- Bedroom Two  
11'8 x 7'4

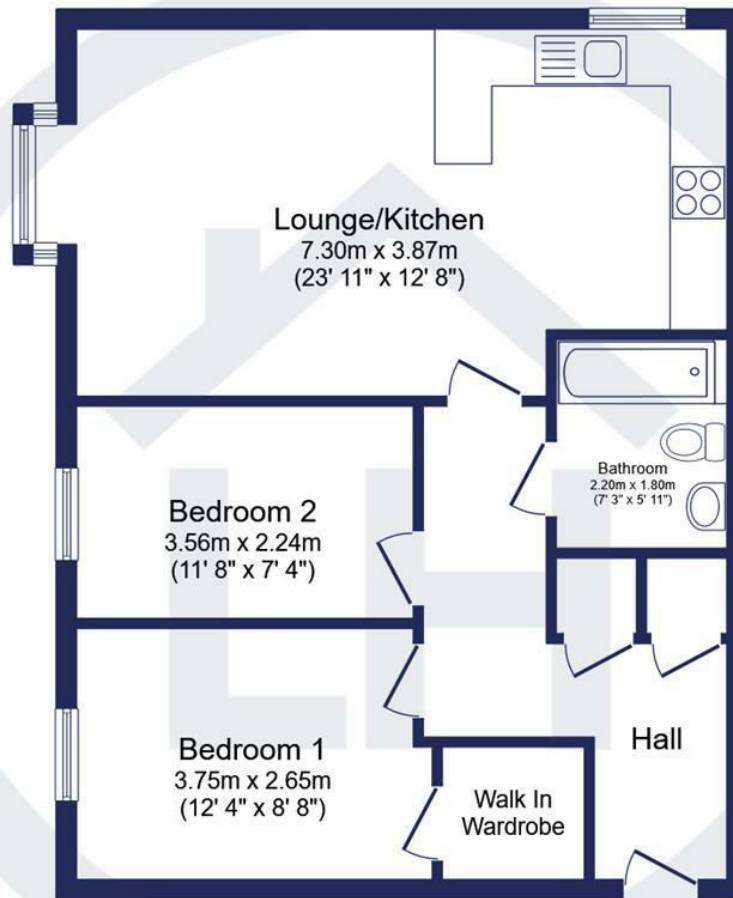
- Bathroom

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 LambornHill



## Floor Plan

Floor area 61.9 sq.m. (667 sq.ft.)

Total floor area: 61.9 sq.m. (667 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                     |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
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| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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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