



Rock Road, Sittingbourne

Guide Price £275,000

Key Features

- Three Bedroom Mid-Terraced House
- Close to Amenities
- Excellent Commuter Links
- Three Well-Proportioned Bedroom
- Two Separate Reception Rooms
- Ideal First-Time Buy or Buy-to-Let (6.4% Yield)
- Bay-Fronted Living Room
- Private Off-Road Parking
- EPC Rating D (58 - Expired)
- Council Tax Band C



Property Summary

*** GUIDE PRICE £275,000 - £295,000 ***

Step into style and simplicity with this beautifully presented three-bedroom home, ideal for first-time buyers ready to make their move. With gated off-street parking, a generous rear garden, and a sleek layout including a utility space and modern bathroom, this home offers far more than meets the eye. All within walking distance of the town centre and train station, making it the perfect blend of comfort and convenience.



Property Overview

Step into Rock Road... A charming terraced home that's ideal for first-time buyers or those looking for an affordable yet well-located home. Finished with care and offering private gated parking to the rear, this is a smartly laid-out property where every square foot counts.

Inside, the layout begins with a light-filled, bay-fronted lounge that leads into a generously sized dining room, perfect for relaxing evenings or entertaining guests. Beyond this is a fitted kitchen with plenty of worktop space, a separate utility area, and a modern ground-floor bathroom complete with a full-sized bath and overhead shower.

Upstairs, you'll find three well-sized bedrooms, with a standout feature being that bedrooms one and two are equal in size, an excellent bonus for buyers needing a shared layout, work-from-home space, or equal-sized children's rooms. Bedroom two sits in the centre with bedroom three coming off the back, however should the third bedroom not be needed, it offers additional flexibility as a guest room, study, or dressing area.

The rear garden is both low-maintenance and functional, with a mix of lawn and patio ideal for outdoor furniture or summer barbecues. At the very end of the garden is a private, gated parking space, accessible via a secure rear entrance. With Sittingbourne town centre and mainline station within walking distance, this home is ideal for commuters, small families, or investors seeking strong local demand.

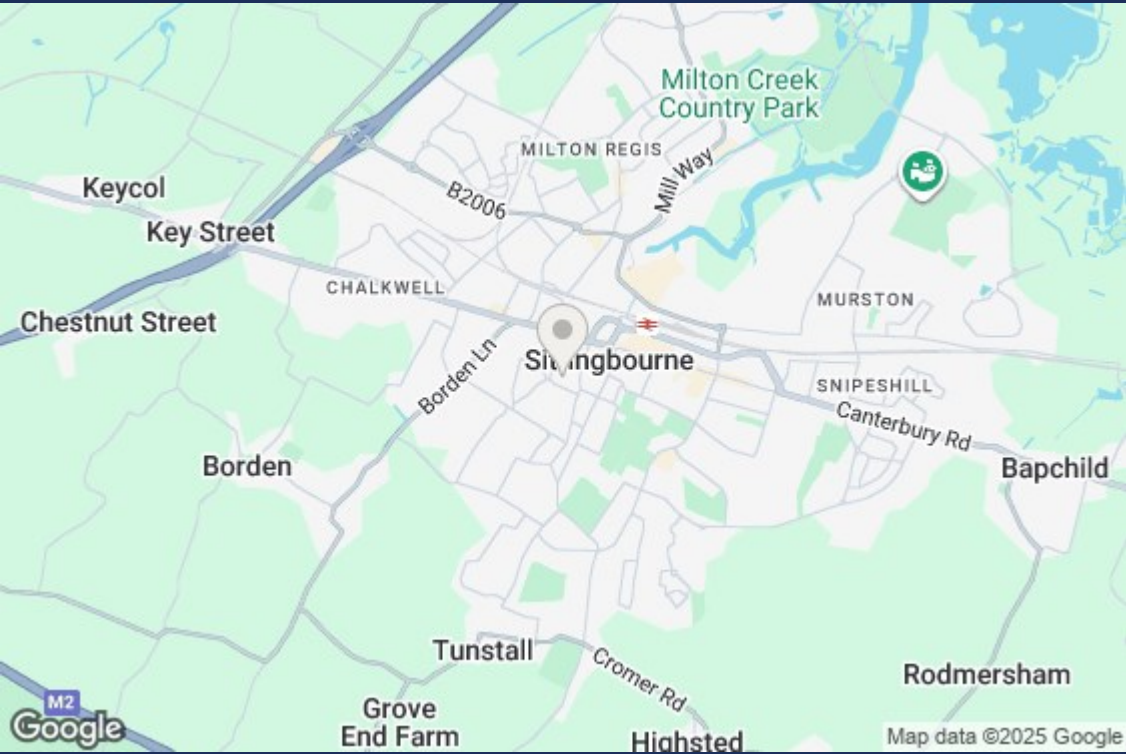
About The Area

Rock Road in Sittingbourne offers an ideal balance of convenience and community, making it a sought-after location for those looking to enjoy both urban and suburban benefits. With excellent transport links, a variety of amenities, and leisure facilities nearby, this area supports a dynamic and well-connected lifestyle. Situated just half a mile from Sittingbourne's mainline railway station, commuters benefit from direct services to London Victoria and high-speed connections to St. Pancras International. Road users also enjoy easy access to the A249, linking to the M2 and M20 motorways, making travel to surrounding towns and cities simple and efficient.

The town centre is within walking distance and offers a variety of supermarkets, independent shops, cafés, and restaurants, ensuring residents have everything they need close by. The recently developed cinema and leisure complex, along with The Forum Shopping Centre, adds to the area's appeal with modern entertainment and retail options. For those who enjoy the outdoors, Milton Creek Country Park is a short distance away, providing walking trails, picnic areas, and wildlife habitats, perfect for relaxation. The Swallows Leisure Centre offers a gym, swimming facilities, and fitness classes, catering to active lifestyles. A range of primary and secondary schools are conveniently located in the area, making it a great choice for families looking for educational options nearby.

With its excellent transport links, thriving town centre, and access to green spaces, Rock Road presents a fantastic opportunity for buyers seeking a well-connected and vibrant place to call home.

- Lounge
11'11 x 10'6



- Dining Room
13'9 x 11'11

- Kitchen
9'8 x 7'10

- Utility Area
7'10 x 3'10

- Bathroom
6'8 x 5'6

- Bedroom One
13'9 x 11'11

- Bedroom Two
13'9 x 11'11
Useable as Master Bedroom

- Bedroom Three
9'9 x 7'10

About LambornHill

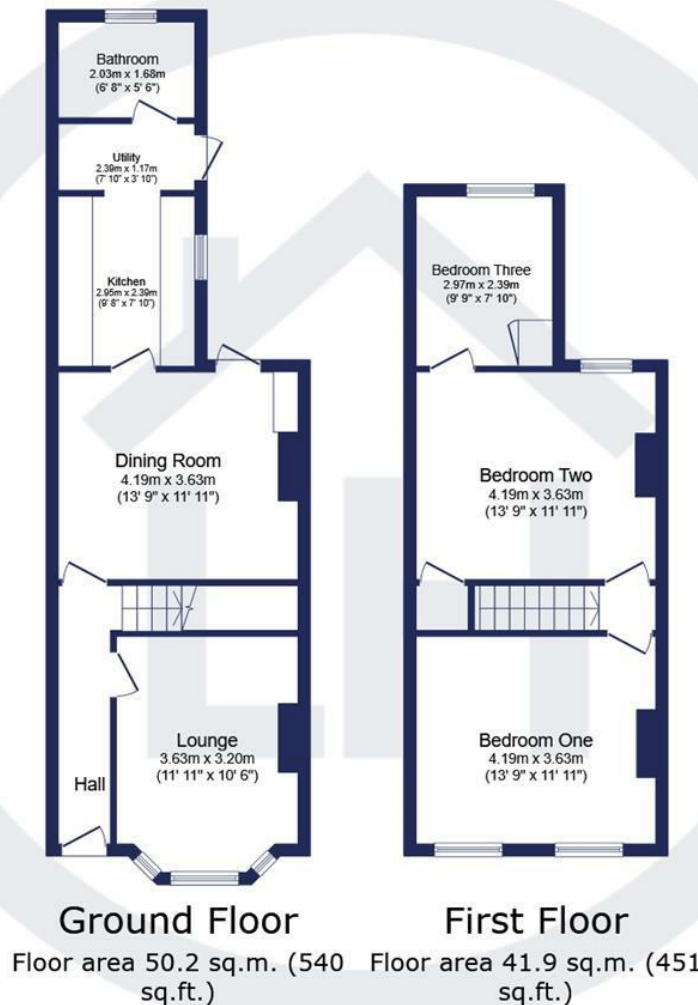
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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

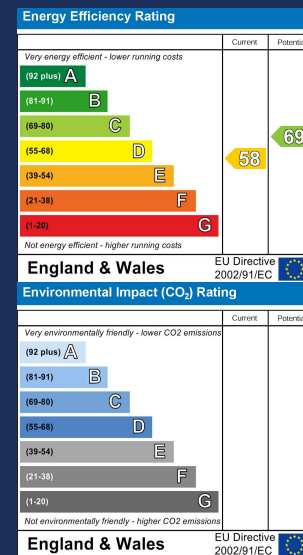


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Total floor area: 92.1 sq.m. (991 sq.ft.)

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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