



Perth Gardens, Sittingbourne
Asking Price £325,000



Key Features

- Traditional three bedroom semi-detached house
- Spacious 24ft lounge/diner ideal for entertaining
- Dual-aspect living space allowing excellent natural light
- Scope for modernisation and value enhancement
- Popular residential location close to town and station
- Landscaped rear garden with patio areas
- Driveway & Detached garage providing off-road parking
- Approx. 843 sq.ft of internal accommodation
- EPC Awaited
- Council Tax Band D



Property Summary

A beautifully maintained three-bedroom semi-detached home situated in the ever-popular Perth Gardens, offering generous living accommodation, a driveway with garage, and a well-landscaped rear garden. With a spacious 24ft lounge/diner, classic double-aspect windows, and superb scope to modernise and add value, this property presents a rare opportunity to secure a solid family home in a highly convenient Sittingbourne location.



Property Overview

Stepping into the home, you are welcomed by a bright entrance hall, complete with decorative glazed front doors that allow natural light to flood the space. The staircase rises to the first floor, and access is provided through to the main living accommodation.

The lounge/diner is an impressive 24ft in length, offering fantastic versatility for both relaxing and entertaining. A traditional feature fireplace provides a charming focal point, while the dual-aspect layout allows natural light to flow beautifully throughout the space. A combination of glazed doors and windows at the rear flood the room with light and provide direct access to the garden, creating a seamless connection between indoor and outdoor living during the warmer months.

The kitchen sits to the rear of the property and offers a practical layout with ample wall and base units, worktop space, and direct access to the garden via a rear door, ideal for busy family life. There is clear potential here for modernisation or even reconfiguration (subject to necessary permissions), allowing a purchaser to tailor the space to their own style.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is particularly generous, with ample room for wardrobes and additional furniture. Bedroom two provides a comfortable double, while bedroom three makes an excellent child's room, guest room, or home office. The family bathroom is fitted with a white suite and benefits from natural light via a rear window.

Externally, the home continues to impress. To the front, there is a driveway providing off-road parking leading to a detached garage. The rear garden has been thoughtfully landscaped with patio areas, raised beds, and lawn, offering a private and manageable outdoor space perfect for relaxing or entertaining.

Overall, this is a solid, well-cared-for home with strong fundamentals, generous proportions, and exciting potential for cosmetic updating to create something truly special.

About The Area

Perth Gardens is a well-established and popular residential road located within easy reach of Sittingbourne town centre. The area is particularly attractive to families and commuters due to its balance of quiet suburban living and excellent accessibility.

Sittingbourne Mainline Railway Station is approximately a short drive or comfortable walk away, providing regular high-speed services to London St Pancras (from approximately 58 minutes) as well as connections to London Victoria and the Kent coastline. The A2 and M2 motorway links are also easily accessible, making travel towards London, Canterbury, or the Medway towns straightforward.

The property is well placed for a selection of local primary and secondary schools, including both grammar and comprehensive options within the wider Sittingbourne and Borden areas. Local amenities, supermarkets, leisure facilities, and Milton Creek Country Park are all nearby, offering convenient day-to-day living.

Sittingbourne town centre continues to evolve, with a mix of national retailers, independent shops, cafés, and restaurants, alongside leisure facilities and green spaces. For families and professionals alike, the location provides both practicality and lifestyle appeal.

Porch

Hallway

Lounge / Diner

24'10" x 12'0"

Kitchen

10'9" x 7'3"

Landing

Bedroom One

13'5" x 9'1"

Bedroom Two

11'10" x 9'1"

Bedroom Three

10'2" x 7'3"

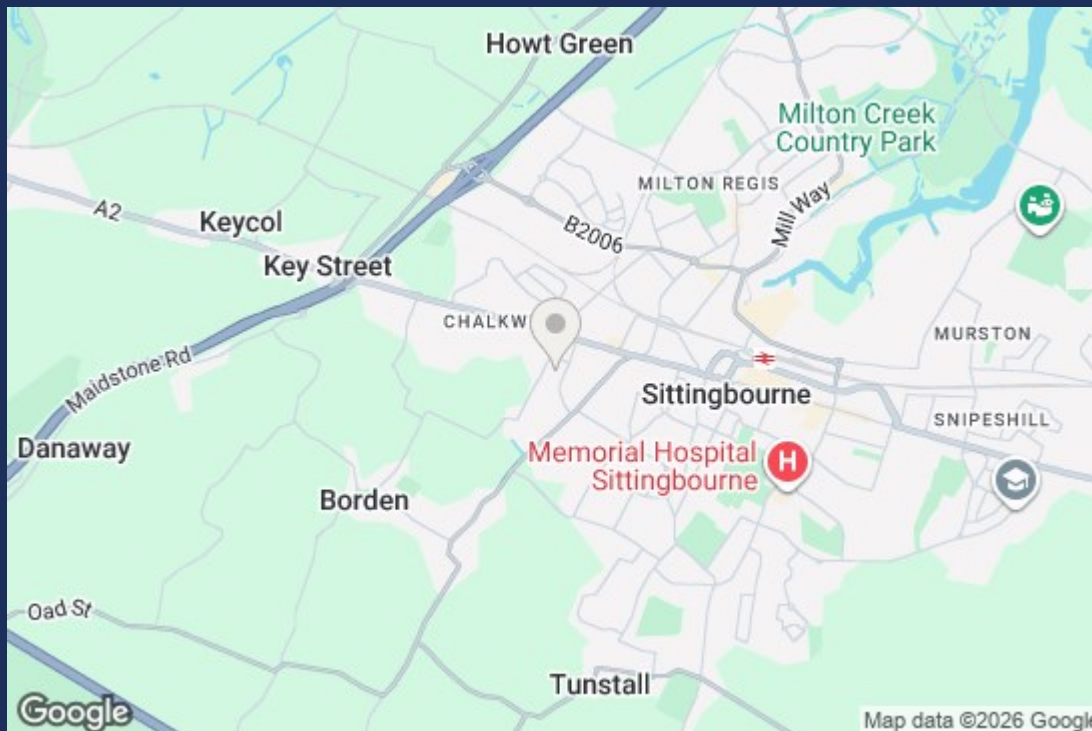
Bathroom

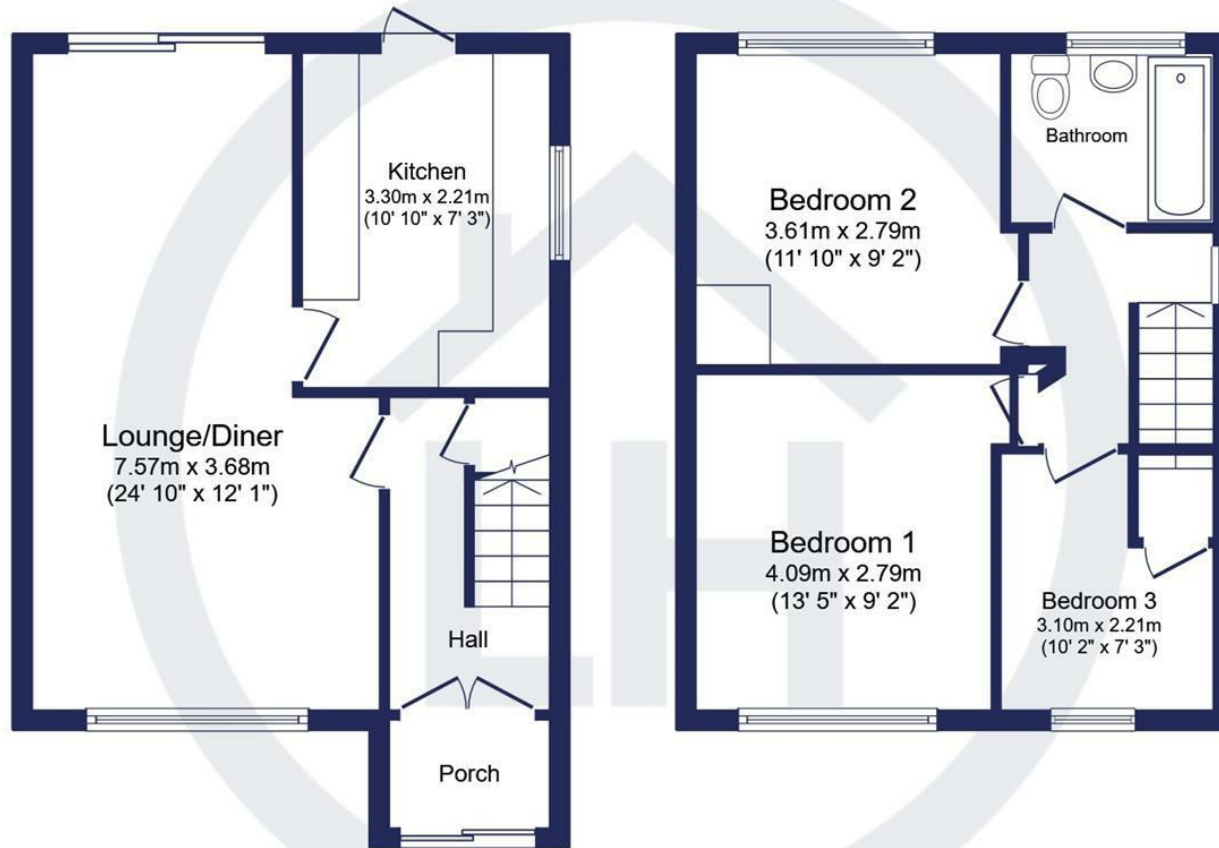
About LambornHill

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.

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Ground Floor
 Floor area 40.3 sq.m. (433 sq.ft.)

First Floor
 Floor area 38.1 sq.m. (410 sq.ft.)

Total floor area: 78.3 sq.m. (843 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		
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