



Asking Price £180,000

Wickham Close, Newington, Sittingbourne

Bedrooms: 1    Living Spaces: 1    Bathrooms: 2



# Summary of Wickham Close

Lambornhill are now in receipt of an offer for the sum of £180,000 for Tulip Mews.

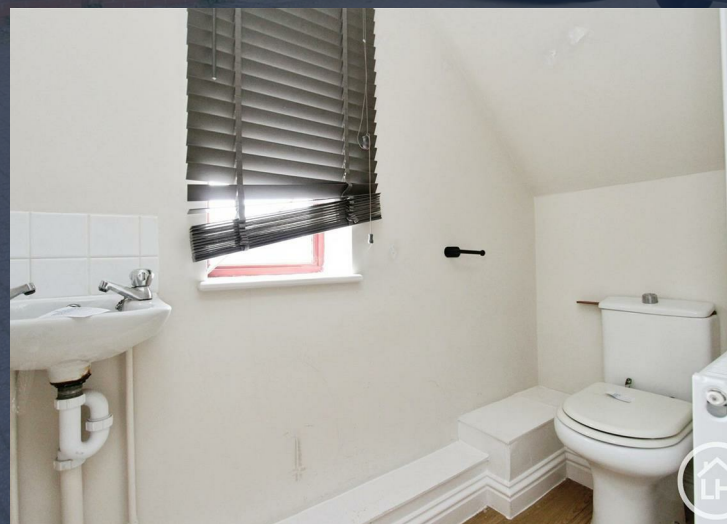
Anyone wishing to place an offer on the property should contact LambornHill, 19-21 West street , Sittingbourne , before exchange of contracts.

This home is perfect for buyers looking for something a little different. The three-storey layout maximises space while maintaining a clear and functional flow throughout. The separation of living, sleeping, and kitchen areas gives the property a much larger feel than expected, making it both practical and versatile.

Whether you are stepping onto the property ladder, downsizing, or investing, this home offers a low-maintenance lifestyle in a well-connected village location.

## Key Features

- One Bedroom House
- Living Space Over 3 Stories
- Two Toilets
- Ensuite / Family Bathroom from Bedroom
- Popular Location
- Excellent For First Time Buyers
- Chain Free
- Expected Rental Income of £1000 (6.67% Yield)
- EPC Grade F (36)
- Council Tax Band B



## Property Overview

Situated within the popular Tulip Mews development in Newington, this distinctive one-bedroom home is spread across three well-planned floors, offering a layout rarely found at this price point.

The ground floor welcomes you into a spacious kitchen/diner, providing ample worktop and storage space, alongside room for dining. A convenient W.C. is also located on this level, adding to the practicality of the home.

Moving to the first floor, the lounge offers a comfortable and well-proportioned living space, ideal for relaxing or entertaining. The layout creates a clear separation between living and sleeping areas, enhancing the overall feel of the property.

The top floor hosts a generous double bedroom complete with an en-suite bathroom, creating a private and peaceful retreat. The elevated position and design give the room a bright and airy feel.

Externally, the property benefits from allocated parking within a quiet residential setting, with surrounding greenery adding to the overall appeal.

## About The Area

Tulip Mews is situated within the village of Newington, a well-connected and increasingly popular location for buyers seeking a balance between countryside living and commuter convenience. The village itself offers a range of everyday amenities including local shops, a post office, takeaways, and traditional pubs, creating a welcoming community feel.

For commuters, Newington mainline railway station is within easy reach, providing direct links into London, making it an ideal spot for those needing access to the capital while enjoying a quieter home environment. Road connections are equally strong, with the A2 and M2 nearby, offering straightforward routes towards Sittingbourne, Maidstone, and beyond.

Sittingbourne town centre is just a short drive away and provides a wider selection of shops, supermarkets, restaurants, and leisure facilities. For those who enjoy the outdoors, the surrounding countryside offers plenty of scenic walks and open spaces, perfect for unwinding.

Overall, Newington offers a practical and well-rounded lifestyle, combining accessibility, local convenience, and a more relaxed village setting.

## - Ground Floor

## Kitchen

4.22m x 3.89m (13'10 x 12'9)

## W/C

2.06m x 0.94m (6'9 x 3'1)

## - First Floor

## Lounge

5.41m x 2.64m (17'9 x 8'8)

## - Second Floor

## Bedroom One

3.91m x 3.48m (12'10 x 11'5)

## En-suite

1.85m x 1.65m (6'1 x 5'5)

## Disclaimer

All services/appliances have not and will not be tested.

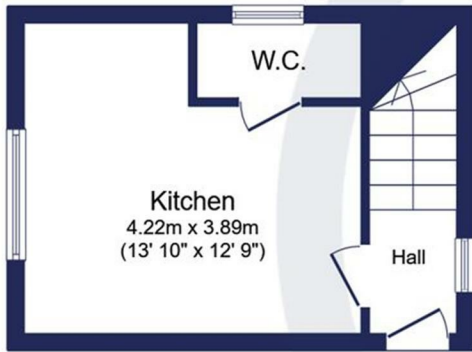
## About LambornHill

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.

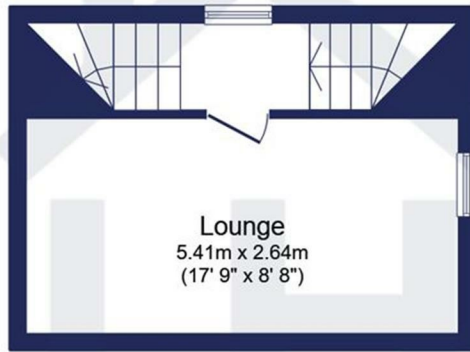
## - Lets Keep It Local Lets Keep It LambornHill





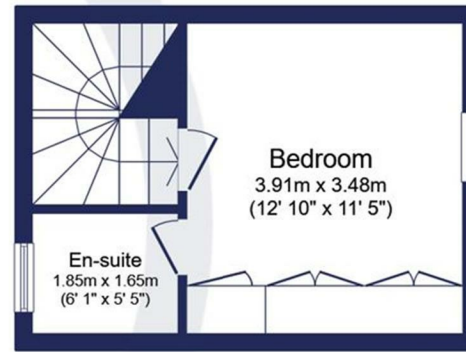
### Ground Floor

Floor area 21.0 sq.m. (226 sq.ft.)



### First Floor

Floor area 21.0 sq.m. (226 sq.ft.)



### Second Floor

Floor area 21.0 sq.m. (226 sq.ft.)

Total floor area: 63.1 sq.m. (679 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>51</b>
(21-38) <b>F</b>	<b>36</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



LambornHill 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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