

Chilton Avenue, Sittingbourne
Guide Price £300,000

Key Features

- Spacious Three-Bedroom Layout
- Huge 81ft Rear Garden
- Two-Car Driveway
- Separate Lounge & Dining Room
- Large Kitchen Overlooking the Garden
- Multiple Storage Options
- Upstairs W/C and Downstairs Bathroom
- Greenhouse, Shed & Patio Zone
- EPC Awaited
- Council Tax band C

Property Summary

*** Guide Price £300,000 - £325,000 ***

If you're looking for a generously sized home with massive potential, this three-bedroom property on Chilton Avenue could be the perfect match. With over 1,060 sq.ft. of internal space and a huge 81' rear garden, this is a fantastic opportunity for buyers ready to take their next step on the property ladder and make a home their own.



Property Overview

Set back from the road with parking for two cars, the home greets you with a covered porch and entrance hall. The ground floor flows beautifully, with a spacious 16'5 lounge, a large dining room overlooking the front, and a separate kitchen with access a hallway leading to the rear garden. There's even a full bathroom on the ground floor, giving flexibility to reconfigure upstairs later if desired.

Upstairs are three well-proportioned bedrooms, all proper doubles and a separate WC, plus a generous storage room, perfect for future conversion into a walk-in wardrobe or even an en suite, subject to planning. The property does need cosmetic attention, but the fundamentals, floor space, layout, and location, make this a rare find.

The rear garden is one of the standout features: 81 feet of outdoor space with a mix of lawn, patio, a greenhouse, a large shed, and even side access—ideal for wheelie bins, garden tools, or future landscaping projects.

With a bit of vision and elbow grease, this home has the scale and setting to become something truly special.

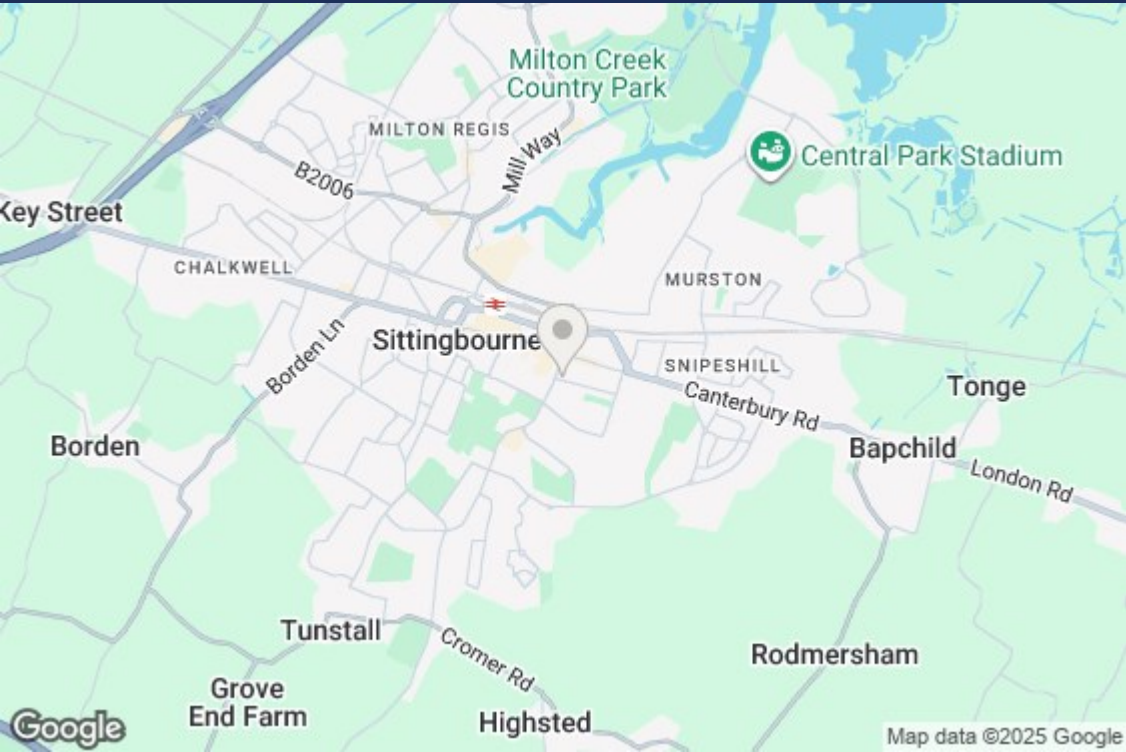
About The Area

Chilton Avenue sits in a popular residential pocket of Sittingbourne that's ideal for growing families and first-time movers looking to lay down roots. The area is well-connected, with quick access to Sittingbourne town centre, local bus routes, and the mainline station offering direct trains to London, perfect for weekday commutes or weekend getaways.

Within walking distance, you'll find a mix of primary and secondary schools, as well as parks, play areas, and local shops for everyday essentials. For larger shopping trips or a bite to eat, Sittingbourne's retail parks and leisure quarter are just a short drive away, offering everything from supermarkets and takeaways to a cinema and gym.

Residents love this location for its balanced lifestyle, it's peaceful and residential, yet close enough to everything you need day-to-day. Whether you're upsizing, starting a family, or just looking for somewhere with more room to grow, this part of town offers great value and strong community vibes.

- Lounge
16'5 x 10'5



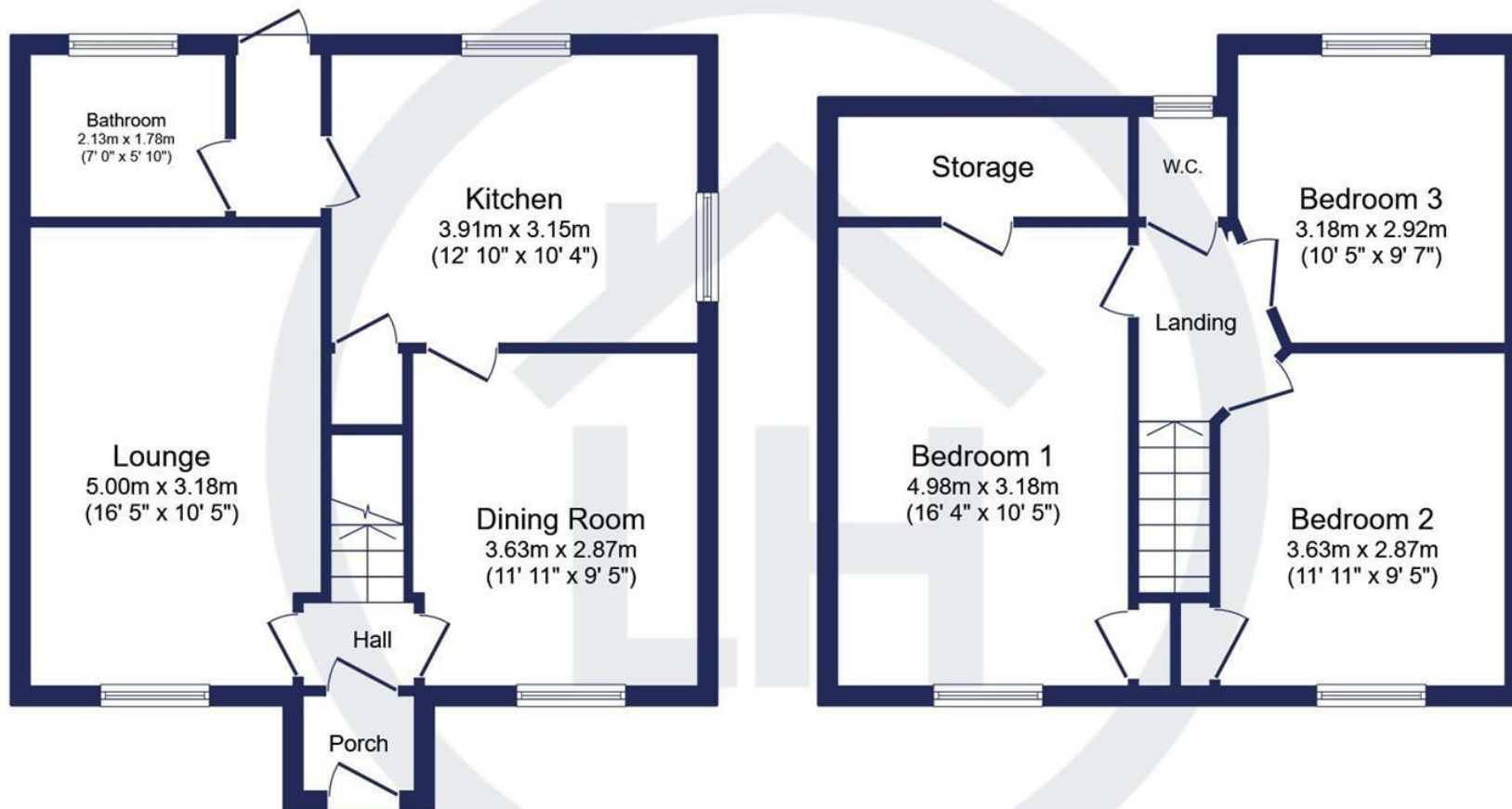
- Dining Room
11'11 x 9'5
- Kitchen
12'10 x 10'4
- Family Bathroom
7'0 x 5'10
- Bedroom One
16'4 x 10'5
- Bedroom Two
11'11 x 9'5
- Bedroom Three
10'5 x 9'7
- W/C
2'11 x 5'9

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: 98.6 sq.m. (1,061 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		
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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