



Asking Price £280,000

Ostend Court, Kemsley



3



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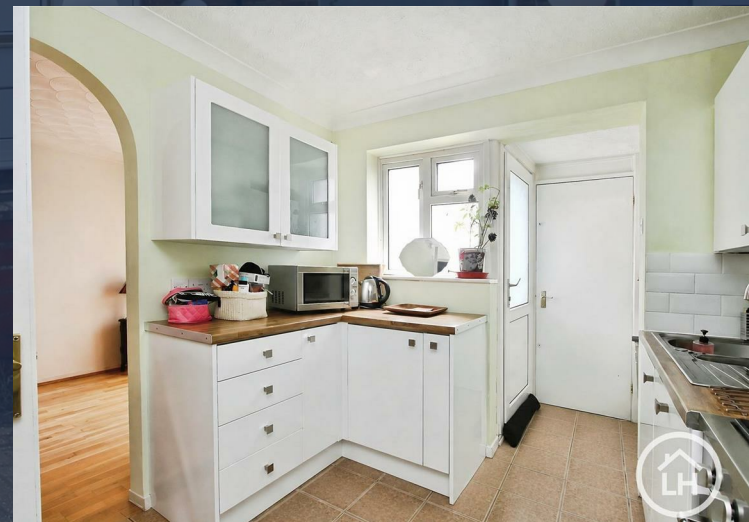


# Summary of Ostend Court

Situated within the ever-popular Kemsley area, this beautifully maintained three-bedroom end-of-terrace home offers spacious accommodation, a driveway for multiple vehicles and a delightful rear garden bursting with established fruit trees. Bright, welcoming and ready to move straight into, the property has been lovingly cared for by the current owner and provides the perfect opportunity for first-time buyers, growing families or those looking to upsize.

## Key Features

- Three-bedroom end-of-terrace home
- Driveway providing off-road parking for 2-3 vehicles
- Bright accommodation with an excellent sense of flow throughout
- Spacious living room with separate dining room
- Modern kitchen featuring soft-close cupboards and drawers
- Useful utility room with direct access to the rear garden
- Newly refurbished family bathroom
- Well-maintained rear garden featuring a grape vine, apple tree, pear tree and olive tree
- EPC Grade Awaited
- Council Tax Band C



## Property Overview

From the moment you arrive, this attractive home makes a fantastic first impression, with a generous block-paved driveway providing parking for two to three vehicles, alongside convenient side access leading directly to the rear garden.

Stepping inside, you're immediately welcomed by a bright and airy entrance hall that sets the tone for the rest of the home. The spacious living room enjoys plenty of natural light and offers an excellent space to relax, complete with an attractive feature fireplace. Flowing seamlessly through to the dining room, the layout creates an ideal environment for both family life and entertaining guests.

The kitchen has been thoughtfully updated with modern soft-close cupboards and drawers, providing a practical yet stylish workspace. To the rear, the useful utility room offers additional storage, laundry facilities and direct access to the garden.

Upstairs, the character of the property continues with original painted wooden flooring running throughout the landing and bedrooms. There are two generous double bedrooms, a large single bedroom which can fit a double bed, and a newly refurbished family bathroom, finished to a contemporary standard. The gas boiler is conveniently housed within the bathroom.

Outside, the rear garden has been lovingly established over the years and provides a wonderful outdoor retreat. Alongside a pleasant seating area, you'll find an impressive selection of mature planting including an apple tree, pear tree, olive tree and a flourishing grape vine, creating a garden that is both attractive and productive throughout the seasons.

Having been exceptionally well maintained by the current owner, this is a home that offers bright, spacious accommodation with a fantastic sense of flow throughout, making it easy to move straight in and enjoy from day one.

## About The Area

Ostend Court is positioned within the popular village of Kemsley, offering excellent access to local schools, everyday amenities and transport links. Kemsley Railway Station is within easy reach,

providing direct connections towards Sittingbourne and London, while nearby road links including the A249 and M2 make commuting straightforward.

Families are well catered for with a range of reputable primary and secondary schools nearby, while Sittingbourne town centre offers an excellent selection of shops, supermarkets, restaurants and leisure facilities just a short drive away.

## Lounge

4.29m x 3.40m (14'1 x 11'2)

## Dining Room

3.71m x 2.39m (12'2 x 7'10)

## Kitchen

2.69m x 2.39m (8'10 x 7'10)

## W/C

## Bedroom One

3.99m x 2.69m (13'1 x 8'10)

## Bedroom Two

3.99m x 2.69m (13'1 x 8'10)

## Bedroom Three

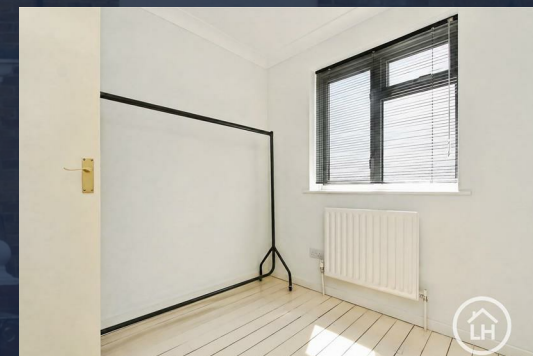
2.39m x 2.11m (7'10 x 6'11)

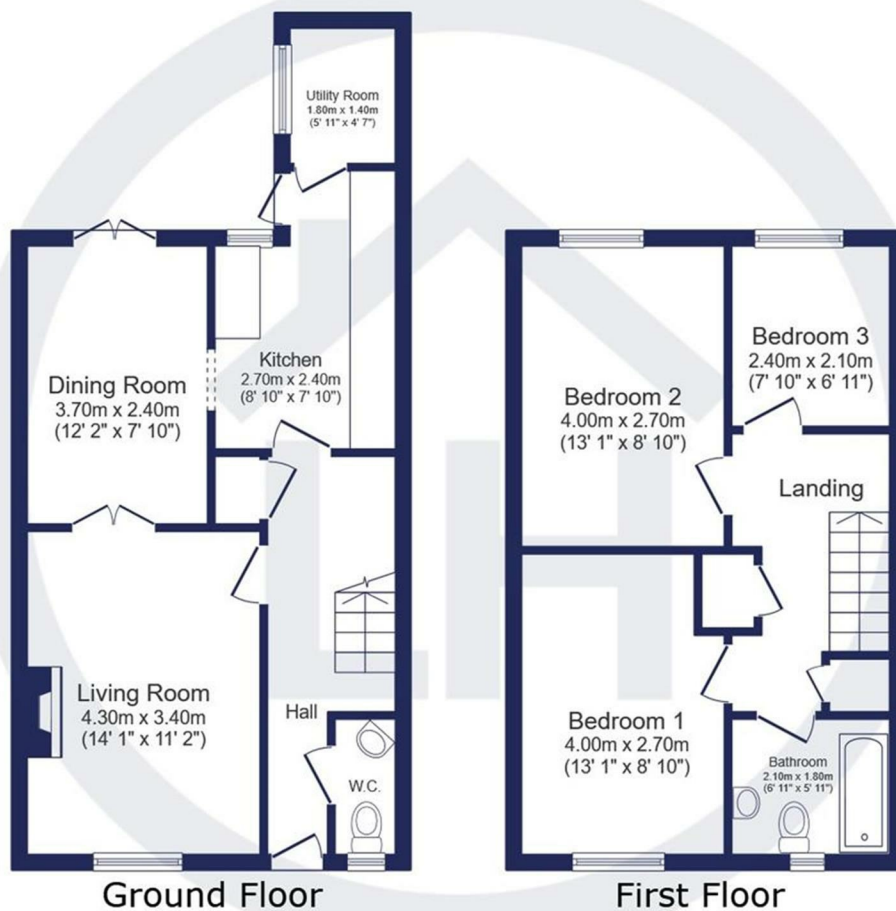
## Family Bathroom

## 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.





Total floor area: 88.6 sq.m. (953 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>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



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