



**Guide Price**  
**£500,000**

**Freehold**

4x  1x  3x 

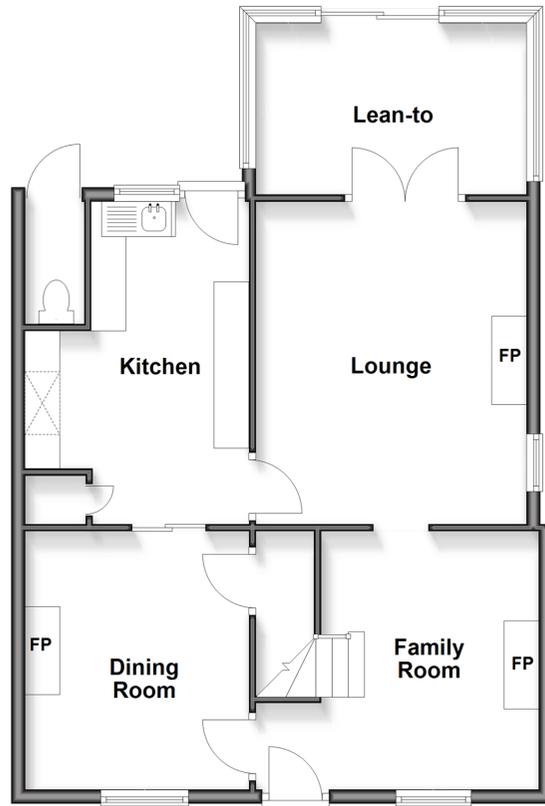
**London Road,  
Newington,  
Sittingbourne, Kent,  
ME9**

**OVER 60?**

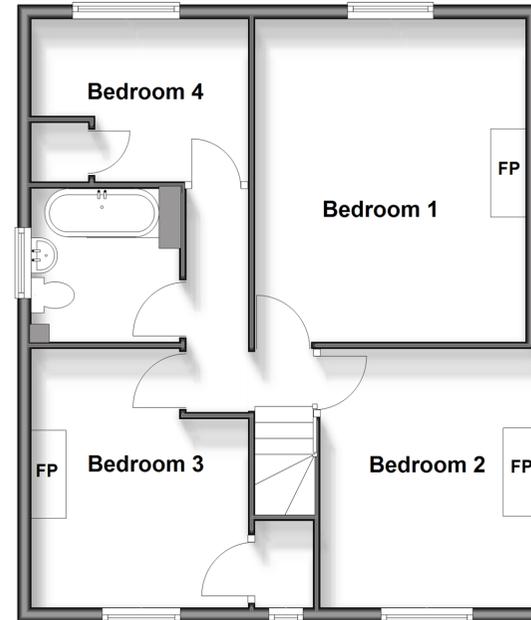
Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 70.5 sq. metres (759.1 sq. feet)



**First Floor**  
Approx. 59.8 sq. metres (644.0 sq. feet)



## Accommodation

### GROUND FLOOR

Family Room : 13'4 at widest point x 12'1 (4.07m x 3.69m)

Lounge: 15'1 x 12'3 (4.60m x 3.74m)

Lean To: 12'2 x 8'10 (3.71m x 2.69m)

Kitchen: 14'8 x 10'7 (4.47m x 3.23m)

Dining Room : 11'9 x 10'9 (3.58m x 3.28m)

### FIRST FLOOR

Landing

Bedroom 1 : 15'0 x 12'1 (4.58m x 3.69m)

Bedroom 2 : 12'0 x 9'9 (3.66m x 2.97m)

Bedroom 3 : 12'0 x 10'8 (3.66m x 3.25m)

Bedroom 4 : 10'7 x 7'7 (3.23m x 2.31m)

Bathroom : 7'3 x 6'8 (2.21m x 2.03m)

### OUTSIDE

Front Garden

Rear Garden

Driveway

Outside Toilet



## Main features

- An extended and attractive character property that would make a fantastic family home
- 15ft lounge with a cosy feature wood burner
- Country style kitchen and plenty of period features throughout
- Generous rear garden
- Private and secure gated driveway
- Popular village location



### Nearest Schools

Primary Schools: Newington C of E Primary, Hartlip Endowed C of E Primary, Lower Halstow Primary  
Secondary Schools: Leigh Academy Rainham, The Westlands School, Rainham School for Girls, The Howard School, Rainham Mark Grammar School



### Transport Information

Train Stations: Newington 0.3 miles, Rainham 2.7 miles, Sittingbourne 3.4 miles



### Address

London Road, Newington, Sittingbourne, Kent, ME9



### Directions

For directions to this property please contact us.



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Call Rainham Branch 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:

11338830/20251125/MF/DW