Price Guide £145,000

West Street, Sittingbourne

2 1 1

Summary of West Street

Lease Length: 87 Years
Ground Rent: N/A
Service Charge: £850 Per Year

GUIDE PRICE £145,000-£155,000. This beautifully maintained two-bedroom ground floor maisonette offers a wonderful blend of comfort, style, and practicality, perfectly suited to those seeking a peaceful and secure home within an over-55s development. Boasting a share of the freehold (5%), the property offers long-term confidence with more flexibility around lease extension options — a rare advantage in leasehold living.

Key Features

- Beautifully Presented Ground Floor Maisonette
- Share of Freehold with 87 Year lease
- Over 55s Community Living
- Spacious Lounge with Garden Access
- Two Generous Bedrooms
- Resident Parking
- Communal Garden Space
- Prime Central Location
- Council Tax Band B
- EPC Grade C (69)

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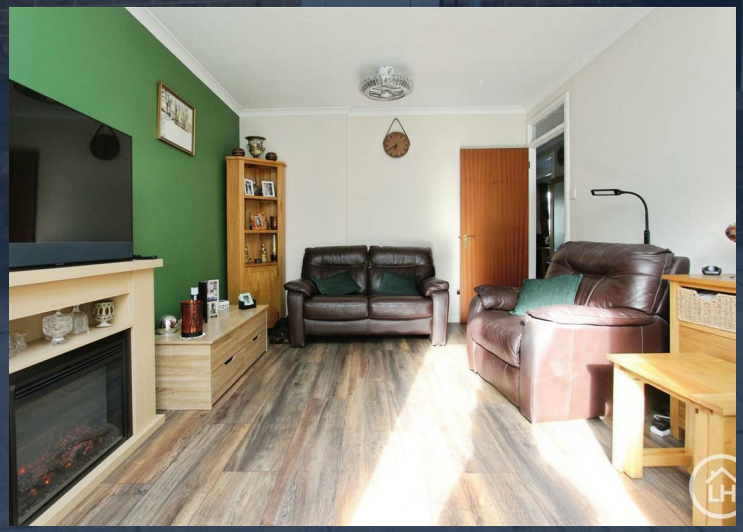
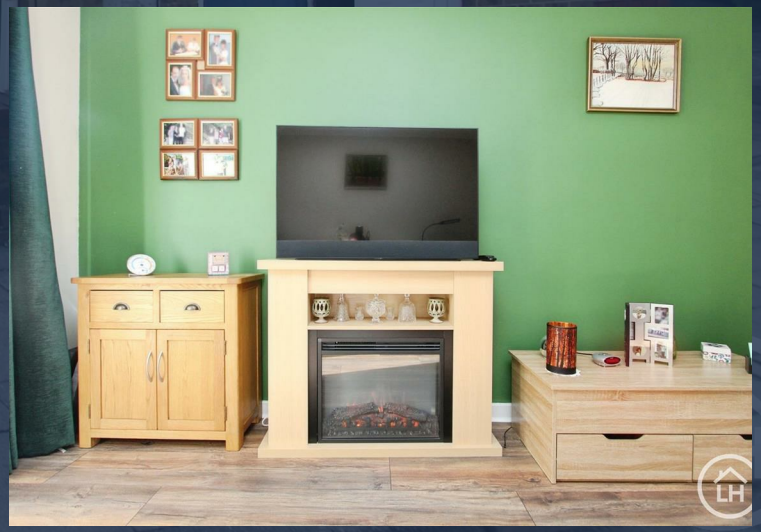




Property Overview

Step through the private entrance and you're welcomed into a spacious hallway. Immediately to your left, you'll find the second bedroom, perfect for guests, a study, or hobby room. To your right, the well-appointed kitchen includes ample worktop space and a large under-stairs cupboard, ideal for pantry storage or utility use. A smartly finished three-piece bathroom suite features a generous shower enclosure, offering both style and convenience.

The main bedroom sits quietly at the rear of the home and includes built-in wardrobes and room for a double bed. Adjacent, the spacious lounge is the perfect place to unwind, with French doors opening to a paved patio area — ideal for enjoying a coffee in the sun.

Externally, residents benefit from a private parking area, well-tended communal gardens, and a close-knit, peaceful setting ideal for relaxed living.

About The Area

Set just moments from Sittingbourne's historic high street, The Cloisters enjoys a wonderfully central position with everything you need right on your doorstep. Whether it's your morning coffee, a quick grocery run, or a sit-down meal with friends, you're only ever a short walk from the town's full range of shops, cafés, supermarkets, and restaurants. Sittingbourne train station is also within easy reach — ideal for commuters or those visiting family further afield, offering direct services to London and beyond.

The surrounding area blends convenience with character, offering a mix of period buildings, modern developments, and open green spaces like King George's Playing Fields and Milton Creek Country Park just a few minutes away. Local bus links are strong, and the A2 and M2 roads are easily accessible for those who drive.

It's a location that suits a wide range of lifestyles — from those looking to downsize without sacrificing amenities, if you want a base that's both well-connected and community focused. Quietly tucked away but incredibly well placed, The Cloisters offers the best of town-centre living in a location that continues to grow in popularity.

• Lounge

4.60m x 3.40m (15'1 x 11'2)

• Kitchen

3.51m x 2.21m (11'6 x 7'3)

• Bedroom One

3.51m x 3.30m (11'6 x 10'10)

• Bedroom Two

2.79m x 2.31m (9'2 x 7'7)

• Bathroom

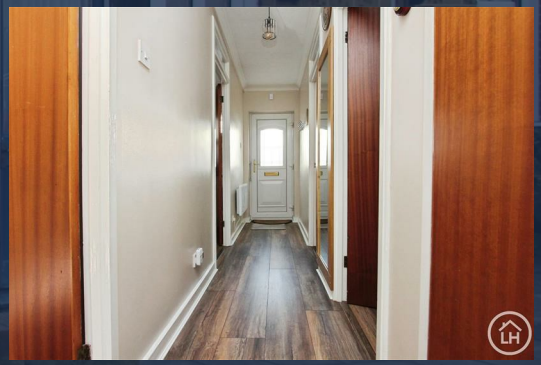
2.31m x 1.91m (7'7 x 6'3)

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 LambornHil...



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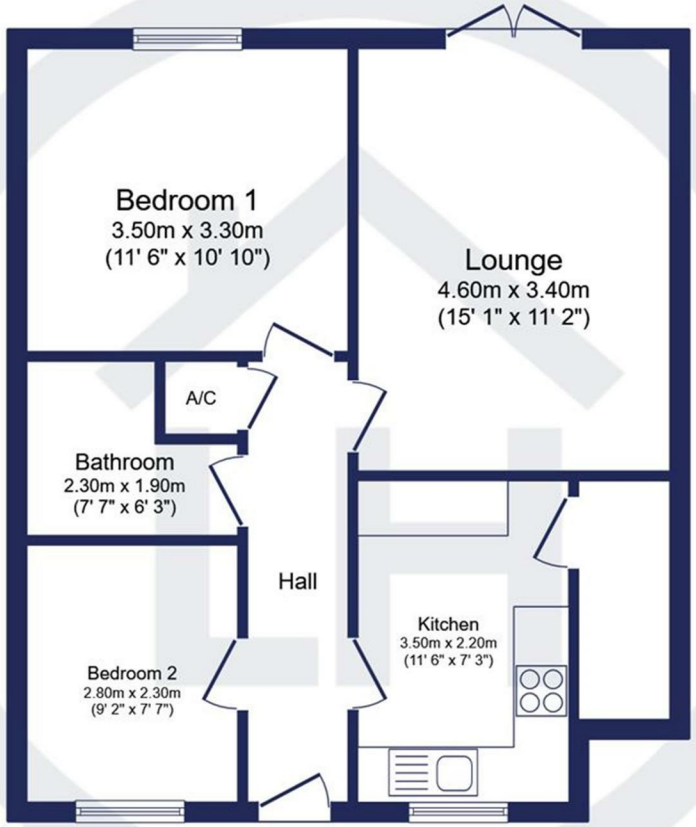

Floor Plan

Floor area 56.4 sq.m. (607 sq.ft.)

Total floor area: 56.4 sq.m. (607 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

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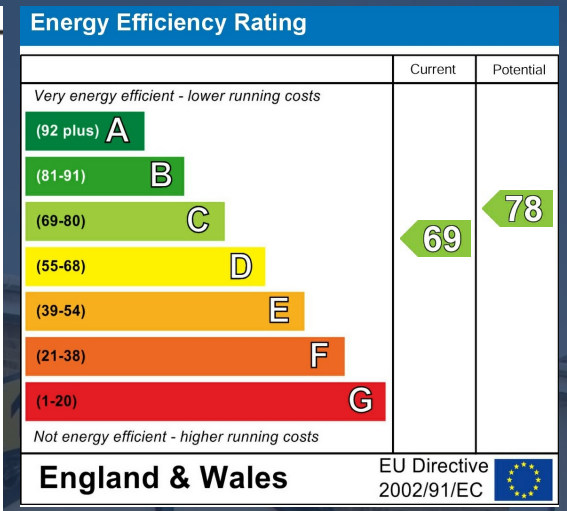

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