



Sandgate Court, Rainham, Gillingham

Guide Price £450,000

Key Features

- Three Bedroom Detached Bungalow
- Two Separate Reception Areas
- Neutral Decor Throughout
- Garage & Driveway
- No Chain
- Sought After Cul-De-Sac Position
- Front & Rear Gardens
- Convenient Access To Local Amenities
- EPC Rating
- Council Tax Band - E



Property Summary

** Guide Price £450,000 to £475,000 **

LambornHill Estate Agents are delighted to present this spacious three-bedroom detached bungalow, positioned within a quiet and established residential setting in Rainham, offering well-balanced single-level living and generous external space.



Property Overview

The accommodation is thoughtfully arranged and includes two reception areas, with the kitchen situated alongside the dining room in an open-plan, split-level configuration. This layout creates a natural separation of space while maintaining an open and sociable feel, ideal for everyday living and entertaining. A separate main living room provides additional comfort and flexibility.

There are three well-proportioned bedrooms and a family bathroom, all accessed from the central hallway, offering a practical and accessible layout.

Externally, the property benefits from gardens to both the front and rear, providing manageable outdoor areas suitable for relaxation or light gardening. A private driveway and garage offer ample off-street parking and storage, with space to the rear suitable for a potential utility area (subject to any necessary consents).

Offering comfortable, adaptable accommodation in a settled location close to local amenities and transport links, this detached bungalow presents an excellent opportunity for those seeking space, convenience, and long-term suitability.

About The Area

Sandgate Court is situated within a quiet residential area of Rainham, offering a well-established and community-focused setting. The location is particularly appealing to those seeking a balance between convenience and a more relaxed pace of life.

Rainham town centre is within easy reach, providing a range of everyday amenities, including supermarkets, independent retailers, cafés, and essential services. The area is also well served by healthcare facilities and local leisure amenities.

For commuters, Rainham train station offers regular rail services into London and across Kent, while strong road connections via the A2 and M2 provide straightforward access to surrounding towns and the wider motorway network.

The area benefits from nearby green spaces and walking routes, contributing to its pleasant residential feel. With a mix of traditional homes and established neighbourhoods, Rainham continues to be a sought-after location for those looking for practical living within a well-connected Medway setting.

Overall, Sandgate Court offers a convenient yet peaceful location, combining accessibility, local amenities, and a settled community environment.

Entrance Hall

Lounge

17'9 x 11'

Kitchen

17'9 x 6'4

Dining Room

17'9 x 6'

Utility/Storage Area (Back Of Garage)

Bedroom One

12'7 x 11'8

Bedroom Two

12'7 x 9'6

Bedroom Three

9'2 x 4'6

Family Bathroom

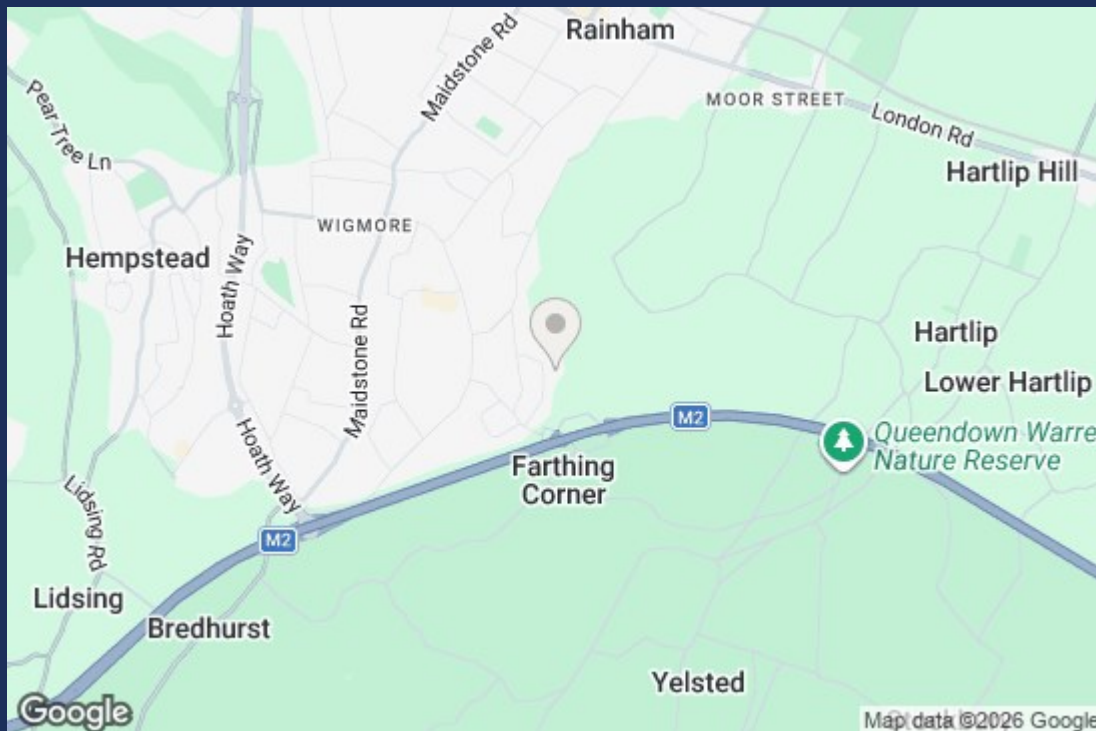
6'11 x 6'

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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Ground Floor

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		61	70
(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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