



Easton Drive, Sittingbourne

Guide Price £170,000

Key Features

- Two Bedroom Ground Floor Flat
- Sought-After Modern Development
- Very Long Lease of 987 years
- Allocated Parking Space
- Excellently Presented Throughout
- Spacious Open-Plan Kitchen/Lounge (22' x 12'10")
- Chain Free
- Fantastic Location for Commuters & Amenities
- Council Tax Band: B
- EPC Rating: C (79)

Property Summary

****Guide price £170,000 - £190,00****

This beautifully presented two-bedroom ground floor apartment offers modern living in a well-connected and sought-after part of Sittingbourne. Situated within a secure residential block, the property benefits from a private ground floor position, contemporary open-plan layout, and the option to be sold with a tenant in situ, making it a smart investment opportunity or an ideal first-time buy.



Property Overview

Internally, the apartment features a bright and spacious 22' open-plan kitchen/lounge, perfect for modern day living and entertaining. The kitchen is well-equipped with ample storage and countertop space, while the living area is flooded with natural light thanks to its corner window layout.

There are two good-sized bedrooms, including a primary bedroom with a walk in wardrobe, and a stylish bathroom with a three-piece suite. The hallway offers additional storage and leads directly to all rooms, ensuring a practical and accessible layout throughout. With 62.2 sq.m. (670 sq.ft.) of living space, the home feels well-balanced and easy to maintain.

Whether you're a professional looking for a low-maintenance home, a downsizer wanting easy ground floor access, or an investor seeking a turn-key let, this property ticks the boxes.

About The Area

Easton Drive forms part of a modern residential development tucked just off the southern edge of Sittingbourne, in a location that strikes the perfect balance between town convenience and suburban peace. This part of ME10 is especially popular among professionals, first-time buyers, and small families thanks to its easy access to transport links, shopping, schools, and green spaces.

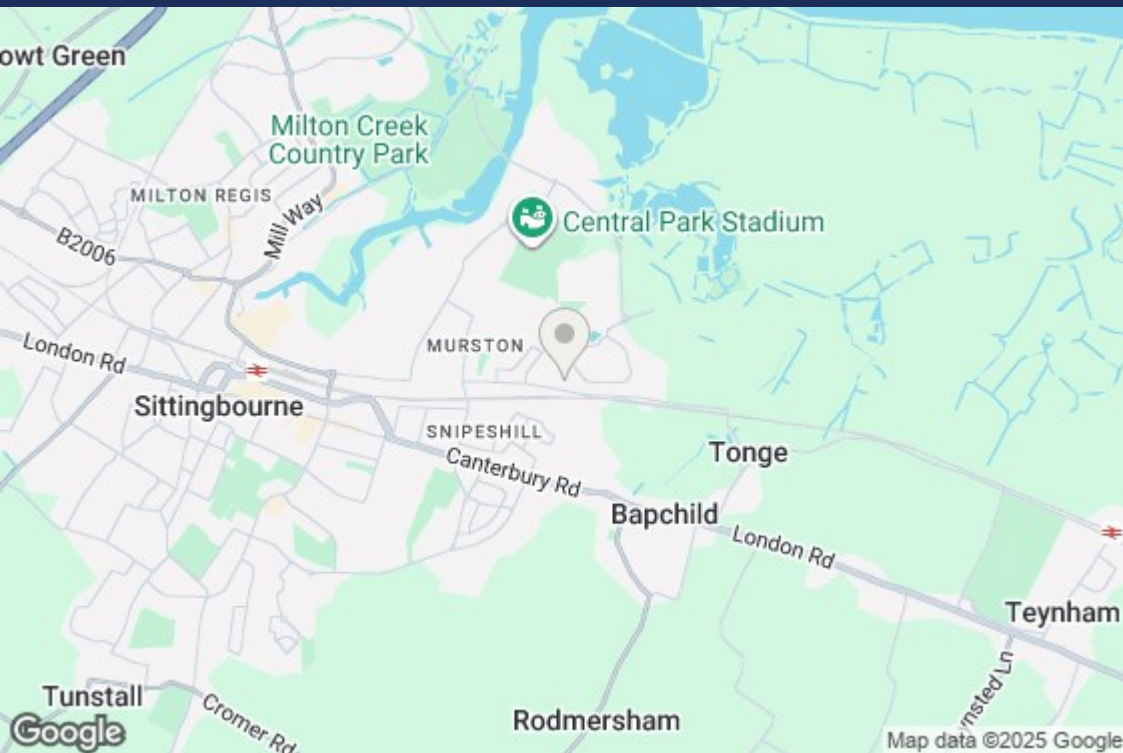
Commuters will benefit from being just over a mile from Sittingbourne mainline station, offering regular services into London Victoria and St Pancras, making it an ideal base for those working in the city. For drivers, the nearby A249 dual carriageway leads directly onto the M2 and M20, connecting you quickly to Maidstone, Medway towns, and Canterbury.

Everyday essentials are covered by Morrisons, Aldi, and a large retail park all just a short drive or walk away, while the Forum Shopping Centre and High Street provide a mix of independent shops, high-street brands, cafes and barbers. There are several well-rated schools in the vicinity including Westlands Primary, Grove Park, and Sittingbourne Community College, making the area suitable for buyers planning ahead with education in mind.

For outdoor time, Milton Creek Country Park offers winding walking routes and peaceful green scenery, while The Meads Woodland adds to the area's open charm. Residents also benefit from access to local gyms, sports facilities, and parks that provide a well-rounded lifestyle.

Easton Drive and its surrounding roads are well-kept and feature a blend of private homes and modern apartments, offering a quiet, well-managed environment that still keeps you close to the heartbeat of the town.

• Open Plan Living Area 22'0 x 12'10



• Bedroom One 12'2 x 8'10

With a walk in wardrobe

• Bedroom Two 12'2 x 7'3

• Bathroom 7'3 x 5'7

Option for Investment

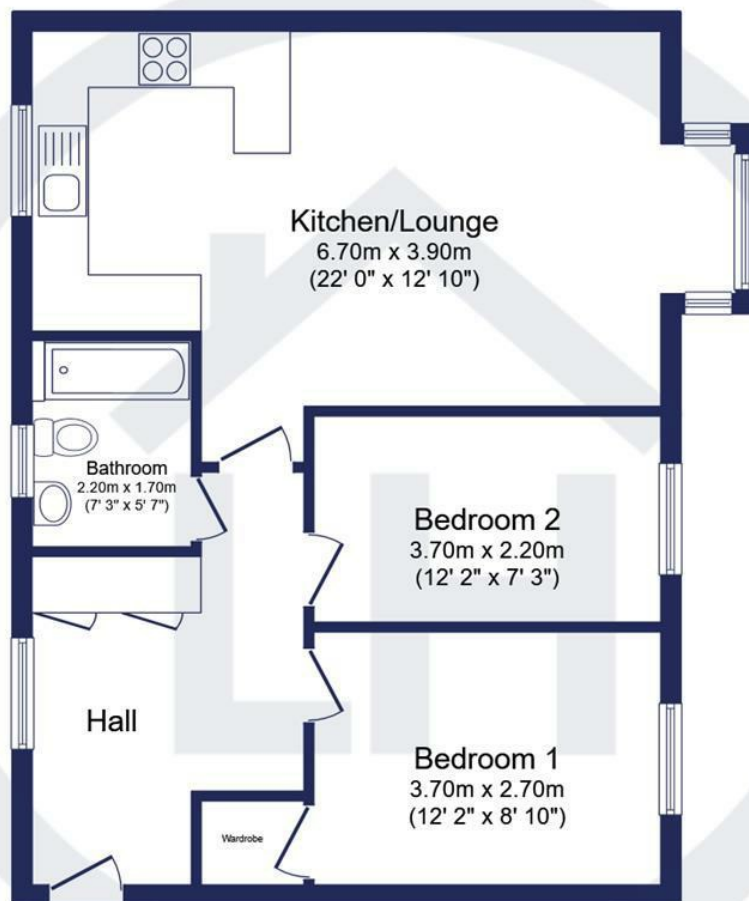
Property can be sold with a tenant in situ

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 LambornHill!



Floor Plan
Floor area 62.2 sq.m. (670 sq.ft.)

Total floor area: 62.2 sq.m. (670 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	79	79
(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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