



Asking Price £110,000

North Street, Milton Regis, Sittingbourne

Bedrooms: 2    Living Spaces: 1    Bathrooms: 1

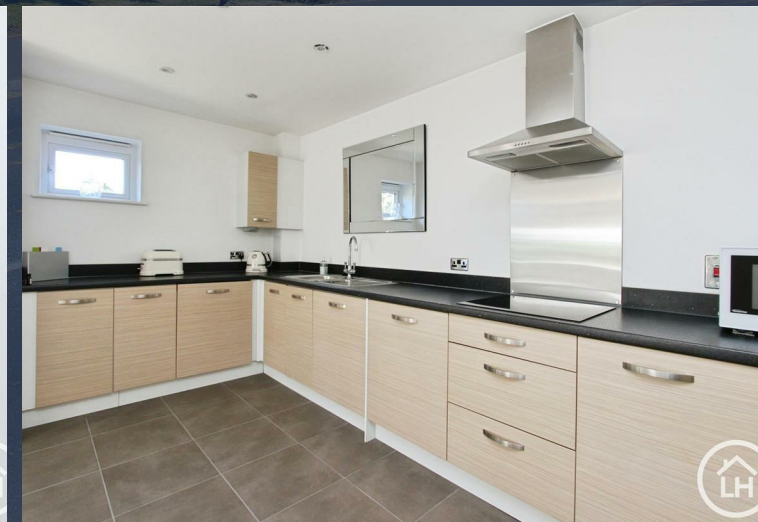


# Summary of North Street

Exclusively for the over 55's and offered on a 75% shared ownership basis, this spacious and beautifully presented ground floor apartment combines independent living with the reassurance of on-site care and outstanding communal facilities. With direct access to attractive communal gardens, private patio space, modern open-plan living and five freshly prepared meals included each week, this is retirement living designed around comfort, security and community.

## Key Features

- Exclusive over 55's development designed for independent retirement living.
- Offered on a 75% shared ownership basis.
- Spacious ground floor apartment with direct access outside.
- Fully wheelchair accessible throughout.
- Extensive on-site facilities including restaurant, café,
- Turn key condition.
- 24-hour on-site care team and emergency support( chargeable)
- All Fixtures & Fittings included if required
- EPC Rating C (79)
- Council Tax Band B



## Property Overview

Positioned within the highly regarded Regis Gate development, this purpose-built ground floor apartment has been thoughtfully designed with accessibility at its core, offering full wheelchair access and integrated assistive technology to support comfortable independent living.

Internally, the property offers a bright and spacious open-plan living arrangement, seamlessly combining the lounge, dining area and contemporary fitted kitchen to create a sociable and practical living space. The kitchen is fitted with a modern range of units, integrated appliances and generous work surface space, making it both functional and stylish.

The lounge enjoys excellent natural light and opens directly onto a private patio area with access onto the beautifully maintained communal gardens — a peaceful setting perfect for enjoying fresh air and outdoor space without the maintenance.

There are two well-proportioned bedrooms, with the principal bedroom offering generous space for furniture and storage, whilst the second bedroom provides flexibility as a guest room, hobby room or additional living space.

The wet room has been designed for ease of use and practicality, featuring accessible fittings and a W/C, perfectly complementing the apartment's mobility-friendly layout.

With approximately 114 years remaining on the lease, the property is ready to move straight into. The monthly charge of approximately £830 includes the rent on the remaining 25% share, ground rent, service charges, and the added benefit of five freshly prepared meals per week from the on-site restaurant.

Regis Gate offers a lifestyle focused on comfort, safety and community, with residents benefitting from a 24-hour on-site care team for reassurance, lifts to all floors, an in-house restaurant and café, therapy rooms, communal lounge, activity room, guest accommodation for visiting family and friends, plus secure mobility scooter storage and charging facilities.

The beautifully landscaped communal gardens create a welcoming and peaceful environment, while the excellent communal facilities encourage a vibrant social atmosphere, making this an ideal choice for those looking to enjoy independent retirement living with additional support when needed.

Early viewing is highly recommended.

## About The Area

Regis Gate is ideally positioned on North Street, offering excellent convenience for day-to-day living while maintaining a peaceful and community-focused setting ideal for retirement living.

The development is within easy reach of the town centre, where you will find a wide range of supermarkets, independent shops, cafés, restaurants and essential amenities including banks, pharmacies and healthcare services. For those who enjoy staying active socially, the nearby town centre also offers regular community events, markets and leisure facilities.

For transport, Sittingbourne railway station is easily accessible and provides regular direct rail services to London, Canterbury and Dover, making visiting family and friends simple and convenient. The area also benefits from strong road links via the A2 and M2 for wider travel across Kent and beyond.

Milton Regis itself is one of the oldest parts of the local area, rich in character and history, with pleasant walks, local green spaces and a quieter residential feel while still being close to everything you need.

For peace of mind, the property is well placed for access to local GP surgeries, dental practices and medical facilities, adding further practicality for those seeking a secure and supportive environment in later life.

Overall, Regis Gate offers the perfect balance of independent living, community spirit and convenience, all within a well-connected and established part of Sittingbourne.

## Key Services Provided

- 24-Hour On-Site Care Team: Ensuring residents' safety and support around the clock. (chargeable)
- Restaurant: Providing daily hot meals for residents and visitors, with five meals included weekly in the service charge.

- Therapy Treatment Rooms: Access to wellness and therapy sessions for relaxation and health needs.
- Guest Suites: Accommodation available for visitors, making it easier for family and friends to stay.
- Organised Activities Room: A space for social events, hobbies, and community gatherings.
- Communal Lounge: A relaxed area for residents to interact and unwind.
- Mobility Scooter Storage and Charging: Secure facilities to store and charge mobility scooters.
- Landscaped Gardens: Beautiful outdoor spaces for relaxation and recreation.
- Lifts to All Floors: Ensuring ease of access throughout the building for all residents.

## Lounge

5.51m x 3.43m (18'1 x 11'3)

## Kitchen

4.90m x 2.18m (16'1 x 7'2)

## Bedroom One

4.60m x 3.66m (15'1 x 12')

## Bedroom Two

3.38m x 2.64m (11'1 x 8'8)

## Wet Room

2.84m x 2.18m (9'4 x 7'2)

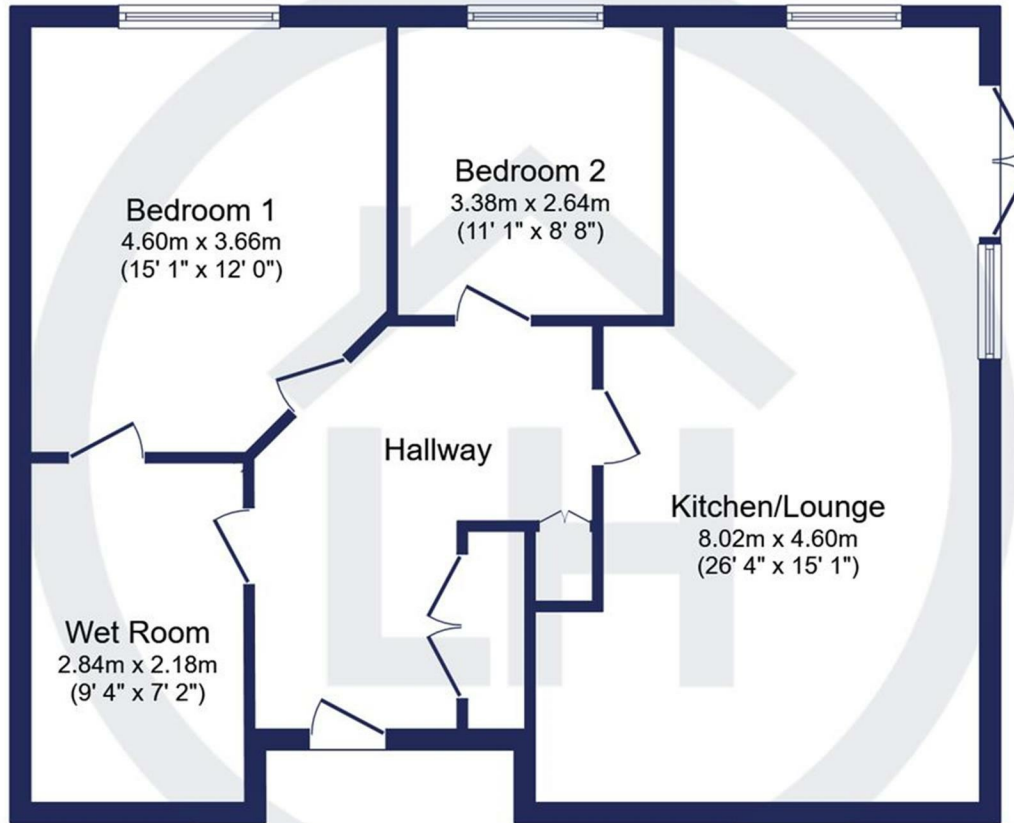
## About LambornHill

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 76.4 sq.m. (822 sq.ft.)

Total floor area: 76.4 sq.m. (822 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>	<b>79</b>	<b>80</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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