



Harrier Drive, Sittingbourne

Asking Price £220,000

## Key Features

- One Bedroom Terraced Home
- Off Street Parking for Up To Three Cars
- Private Rear Garden
- Ready-to-Move-Into
- Recently Installed Solar Panels
- Spacious Lounge/Dining Room
- Separate Fitted Kitchen
- Modern Bathroom Suite
- EPC Rating C (70)
- Council Tax Band B



## Property Summary

Step onto the property ladder in style with this beautifully presented one-bedroom home in Harrier Drive, featuring off-road parking for up to three cars, newly installed solar panels, and a private rear garden. The front garden has been smartly converted into a two-car driveway, while an additional en-bloc space offers a rare third parking option. This is a property that not only looks after your budget but also your lifestyle, combining energy efficiency with practical living.



## Property Overview

Inside, the home is laid out over two floors and presented in excellent condition throughout – ready for you to move straight in. The ground floor welcomes you with an entrance porch and hallway, a well-proportioned double bedroom, and a modern bathroom. Upstairs, the generous lounge/diner enjoys plenty of natural light, while the fitted kitchen is neatly tucked around the corner, making great use of the space on offer.

Whether you're buying your first home or looking for a low-maintenance downsize, this is a smart, sustainable option in a well-connected part of Sittingbourne. You'll be close to local shops, commuter links and green spaces, all while enjoying the benefits of solar-powered energy savings and private outdoor space.

## About The Area

Harrier Drive is located in a popular residential part of Sittingbourne, positioned just off Peregrine Drive and within close reach of both the town centre and local amenities. The area provides a practical blend of suburban peace and convenience, ideal for first-time buyers, couples, and young families alike.

Sittingbourne's mainline train station is easily accessible, offering fast and frequent connections to London St Pancras, Victoria, and Cannon Street — making commuting a viable option. The A2 and A249 are nearby, giving direct road links to Maidstone, Canterbury, and the coast, while the M2/M20 motorways connect further afield.

Nearby schools include South Avenue Primary School, Highsted Grammar School, and Minterne Community Junior School, with local shops and supermarkets within a short drive. The area also benefits from green spaces and parkland, offering walking routes and play areas for outdoor leisure.

With access to Sittingbourne's town centre, recently updated leisure quarter, and all essential amenities close by, Harrier Drive represents a smart, accessible location for those looking to make their next move

## Bedroom One

11'1 x 10'2

## Bathroom

7'3 x 5'8

## Lounge / Diner

16'9 x 13'1

## Kitchen

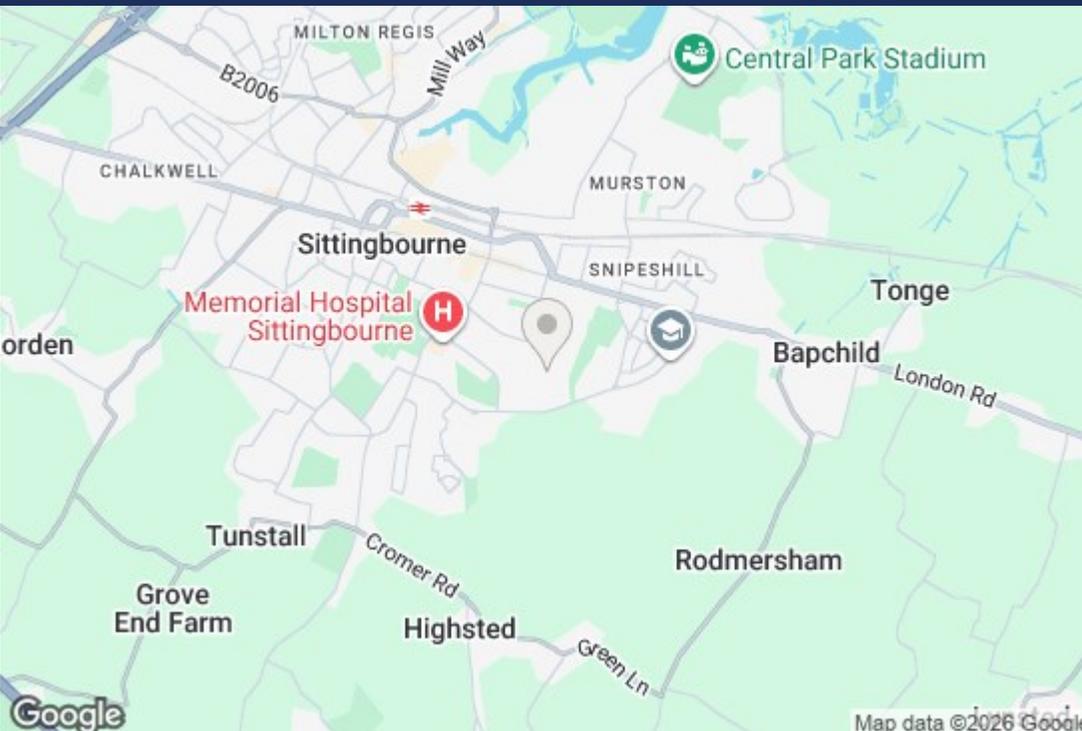
10'4 x 6'10

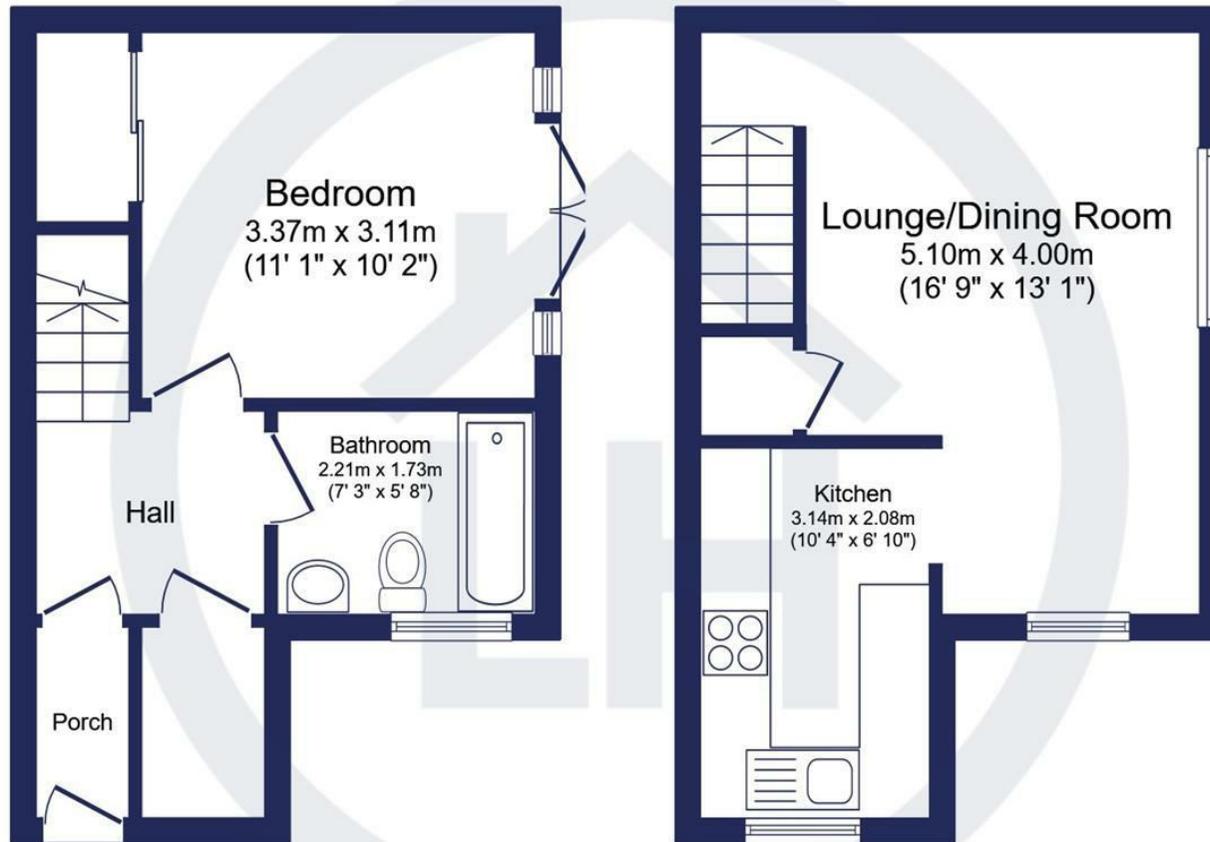
## About LambornHill

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**





**Ground Floor**

Floor area 24.5 sq.m. (263 sq.ft.)

**First Floor**

Floor area 24.5 sq.m. (263 sq.ft.)

Total floor area: 49.0 sq.m. (527 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>70</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		