



Asking Price £260,000

Park Road, Sittingbourne



2



1



2

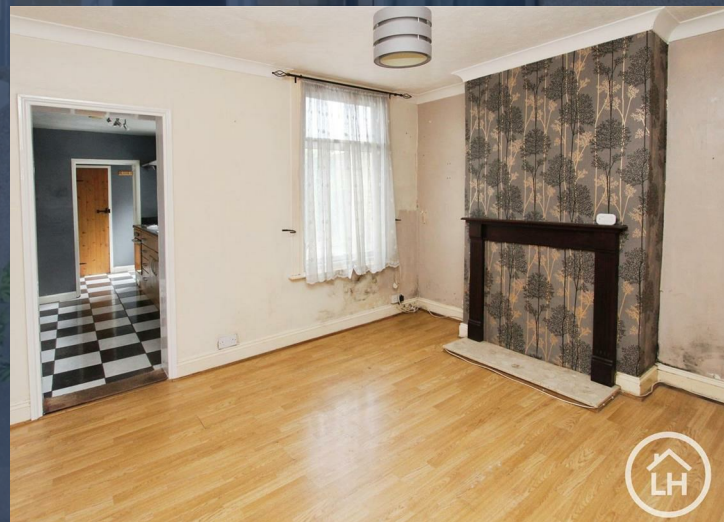


Summary of Park Road

This well-presented two-bedroom, two-bathroom home offers an excellent opportunity for first-time buyers, professionals, investors or those looking to downsize, combining practical living space with modern convenience in a highly desirable layout. Benefitting from a private driveway providing off-road parking, the property is thoughtfully arranged over two floors to maximise both space and functionality.

Key Features

- Two generous double bedrooms
- Spacious lounge ideal for relaxing and entertaining
- Private driveway providing off-road parking
- Ideal purchase for first-time buyers, professionals or investors
- Excellent access to local amenities, schools and transport links
- Bright and airy interiors with plenty of natural light
- Popular residential location with a strong community feel
- Enclosed rear garden ideal for outdoor dining and entertaining
- EPC D (55)
- Council tax band B



Property Overview

The ground floor features a welcoming lounge, creating the perfect space to relax or entertain, while the spacious kitchen/diner to the rear offers ample worktop and storage space alongside room for family dining. French doors provide direct access to the rear garden, allowing natural light to flood the room and creating an ideal setting for indoor-outdoor living during the warmer months. Completing the ground floor is the added convenience of a downstairs WC.

To the first floor, the property offers two generously proportioned double bedrooms, providing flexible accommodation for families, guests or those working from home. The principal bedroom is served by a contemporary family bathroom, while the second bathroom adds further practicality, making the home particularly well suited to modern lifestyles where additional facilities are highly sought after.

Externally, the property benefits from a private driveway offering valuable off-road parking, together with an enclosed rear garden providing a low-maintenance outdoor space perfect for relaxing, entertaining or family enjoyment.

Offering well-balanced accommodation, excellent storage and desirable features including two bathrooms, a downstairs WC, private parking and a spacious kitchen/diner with garden access, this attractive home is ready to move into and represents an ideal purchase for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

About The Area

Situated in a well-established residential location, the property enjoys convenient access to a wide range of local amenities, making it an excellent choice for families, professionals and commuters alike. Everyday essentials, including supermarkets, convenience stores, cafés and healthcare facilities, are all within easy reach, while nearby retail parks and shopping destinations provide an excellent selection of high street brands, restaurants and leisure facilities.

The area is well served by reputable schools for all age groups, making it particularly appealing to growing families. A variety of parks, green spaces and recreational facilities are also close by, offering plenty of opportunities for walking, outdoor exercise and family activities.

For those needing to commute, the property benefits from excellent transport connections, with easy access to major road networks and regular public

transport services linking to surrounding towns and city centres. Nearby rail connections provide further convenience for those travelling further afield, ensuring the location is as practical as it is desirable.

Combining a peaceful residential setting with excellent everyday convenience, this location offers the perfect balance of accessibility, local amenities and community living, making it a popular choice for a wide range of buyers.

Lounge

3.63m x 3.25m (11'11 x 10'08)

Dining Room

3.63m x 3.25m (11'11 x 10'08)

Kitchen

3.20m x 1.83m (10'06 x 6)

Bedroom

3.66m x 3.30m (12 x 10'10)

Bedroom

3.66m x 3.25m (12 x 10'08)

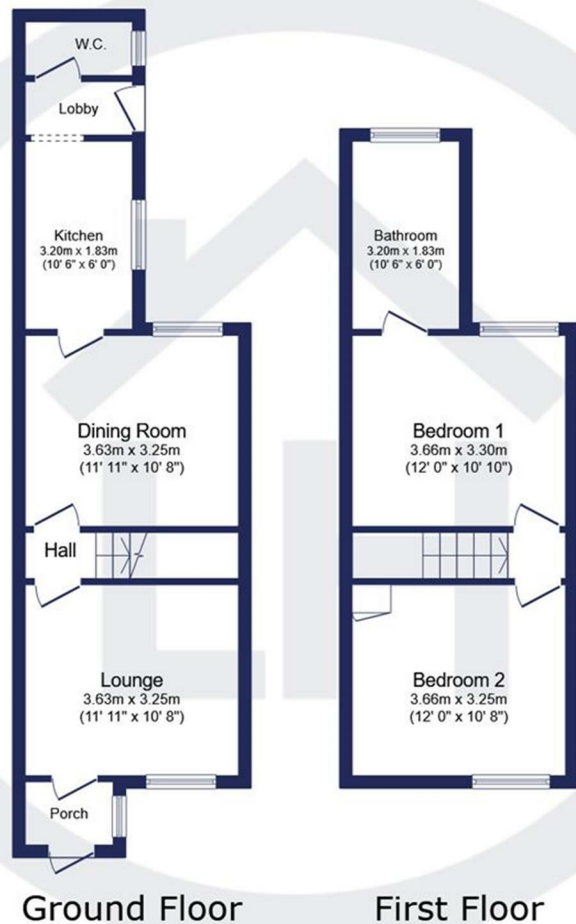
About LambornHill

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.

-Let's Keep It Local, Let's Keep It LambornHill





Total floor area: 72.0 sq.m. (775 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

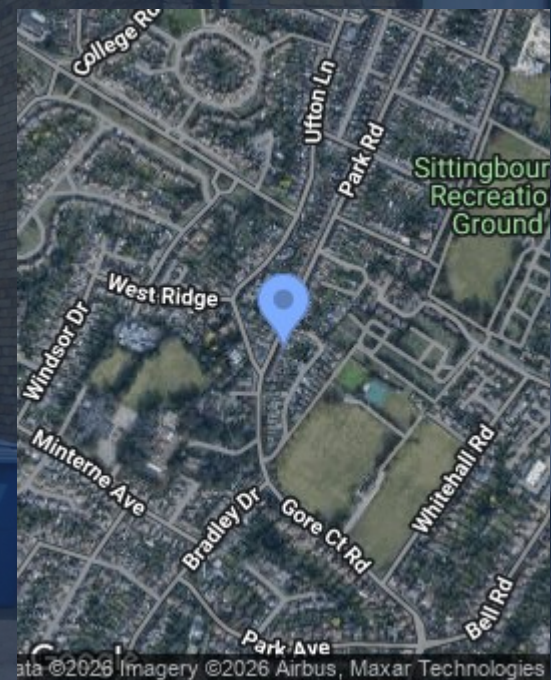


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



LambornHill 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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com

