



Eastchurch Road, Eastchurch, Sheerness

**Guide Price £500,000**

## Key Features

- Beautifully presented three-bedroom detached home
- Large private rear garden
- Parking for up to five vehicles plus garage
- Spacious 20ft kitchen/diner
- Two reception rooms
- Utility room and ground-floor W/C
- Modern shower room
- Owned solar panels improving energy efficiency
- EPC Grade E (39) Expired
- Council Tax Band D



## Property Summary

\*\*\* Guide Price £500,000 - £525,000 \*\*\*

Situated along Eastchurch Road in the charming village of Eastchurch, this beautifully presented three-bedroom detached home offers generous living space, exceptional outdoor grounds and excellent parking, all complemented by modern eco-conscious features including owned solar panels and a private water treatment system.



## Property Overview

From the moment you arrive, the property makes a wonderful first impression. A substantial gravel driveway provides off-road parking for up to five vehicles, along with access to the garage, making it ideal for families, visitors or those with multiple vehicles.

Internally, the home is finished to an impressive standard throughout and offers a warm yet spacious layout. The main lounge is bright and welcoming, centred around a charming fireplace which adds character and a cosy focal point to the room. Adjacent to this sits a versatile second reception room, currently used as a sitting room, which offers flexibility as a home office, playroom or snug.

At the rear of the home, the kitchen/diner spans over 20ft, creating a fantastic heart of the home. With ample worktop space and room for family dining, it is perfectly designed for both everyday living and entertaining. A separate utility room and ground-floor W/C add further practicality, while internal access to the garage provides excellent storage and convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a generous principal bedroom enjoying a bright dual-aspect outlook. The additional bedrooms offer comfortable accommodation for family members, guests or home working. A stylish and modern shower room completes the first floor.

One of the true highlights of this home is the substantial rear garden. Beautifully maintained and mainly laid to lawn, the space offers endless potential for outdoor entertaining, family activities, or further landscaping. The garden provides a wonderful sense of privacy and openness, creating a peaceful outdoor retreat rarely found.

Alongside its attractive presentation and generous plot, the property benefits from owned solar panels, helping to reduce energy costs and improve efficiency. Additionally, the home features its own private water treatment system, providing an independent and environmentally conscious water solution.

## About The Area

Eastchurch is a charming village located on the eastern side of the Isle of Sheppey, known for its semi-rural feel, historic character and proximity to beautiful open countryside. The village provides a peaceful setting while still offering convenient access to nearby towns and essential amenities, making it a popular choice for families and those seeking a quieter lifestyle.

The area is steeped in history, most notably home to the impressive Shurland Hall gatehouse, a landmark dating back to the 16th century that sits proudly in the heart of the village. Eastchurch also played a significant role in early British aviation history, adding to the character and heritage of the area.

For everyday essentials, Eastchurch offers a selection of local shops, pubs and village amenities, while the nearby towns of Minster-on-Sea and Sheerness provide a wider range of supermarkets, restaurants, schools and leisure facilities.

The Isle of Sheppey is particularly loved for its natural beauty, with miles of coastline, marshland and countryside walks to explore. Nearby Minster Leas beach offers a lovely seafront promenade, green spaces and cafés, making it a popular spot for relaxing walks and family outings.

For commuters, Sheerness railway station provides regular services connecting to Sittingbourne, where high-speed rail links to London St Pancras and services to London Victoria are available. The A249 also provides road connections across the Swale bridge to the M2 and wider motorway network.

Combining village charm, coastal surroundings and practical transport links, Eastchurch offers a relaxed lifestyle while remaining well connected to the rest of Kent.

## Lounge

19'11 x 11'3

## Snug / Sitting Room

16'8 x 9'1

## Kitchen / Diner

20'11 x 10'10

## Utility Room

9'0 x 4'8

## Garage

19'11 x 10'11

## Bedroom One

11'11 x 11'4

## Bedroom Two

11'4 x 7'8

## Bedroom Three

9'1 x 7'6

## Bathroom

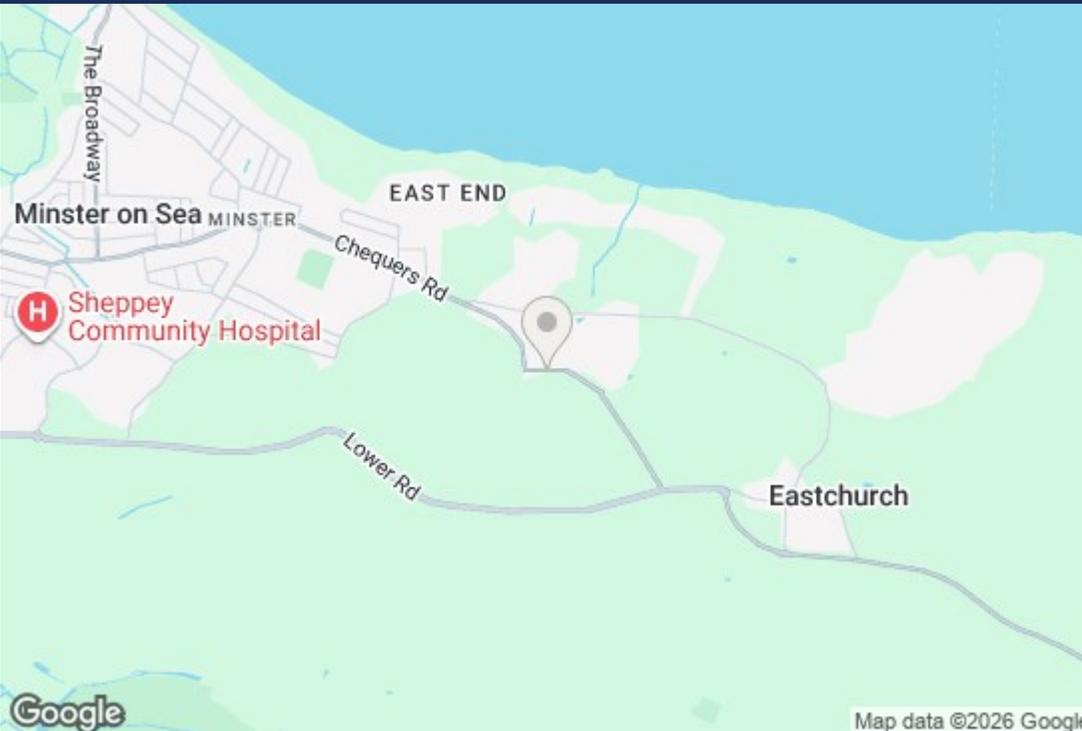
8'11 x 4'10

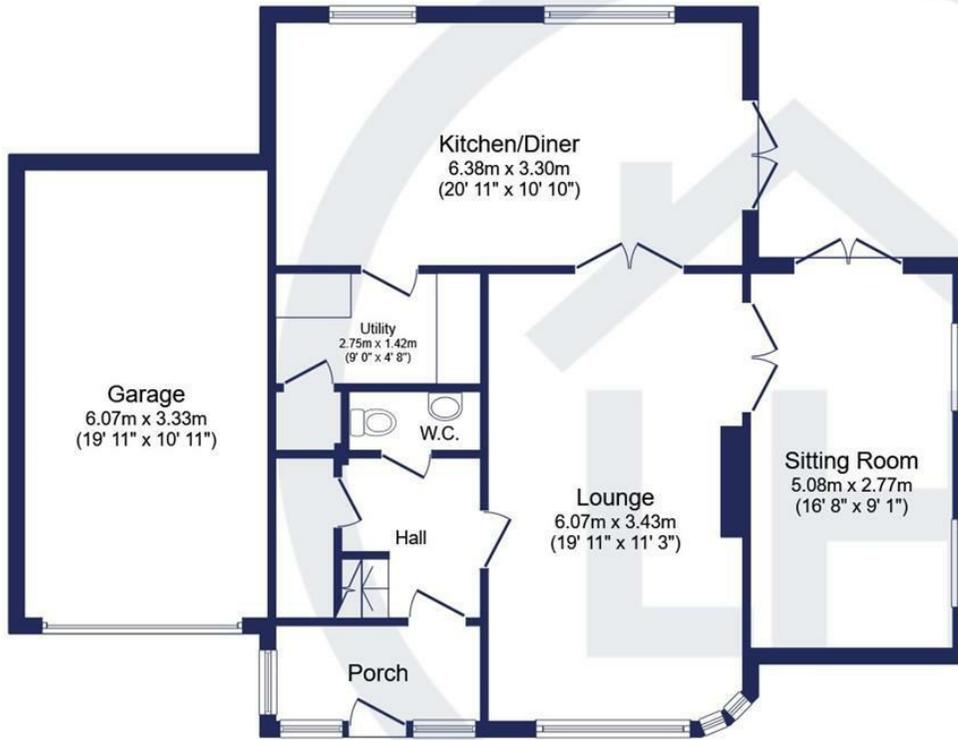
## About LambornHill

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.

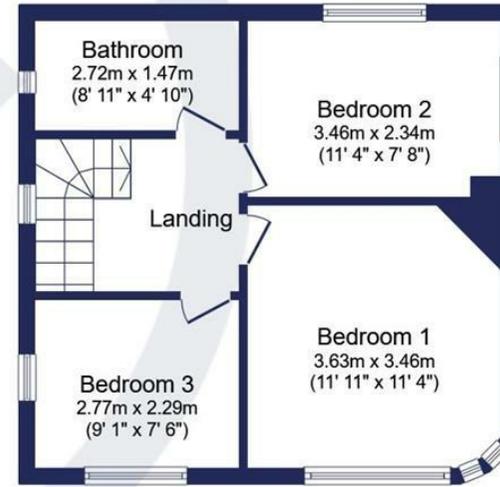
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### Ground Floor

Floor area 95.7 sq.m. (1,030 sq.ft.)



### First Floor

Floor area 38.6 sq.m. (416 sq.ft.)

**Total floor area: 134.3 sq.m. (1,446 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>		<b>39</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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		
EU Directive 2002/91/EC		
England & Wales		

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