



Per Month £1,550 Per Month

Nativity Close, Sittingbourne

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Summary of Nativity Close

This newly refurbished three-bedroom house is an ideal rental property, perfectly positioned at the end of a quiet cul-de-sac with a private driveway and garage. Inside, the home offers a generous downstairs living space featuring a spacious lounge, a downstairs WC, one family bathroom, an en-suite to the master bedroom, and a sunny conservatory to the rear. Its prime location is highly convenient, situated close to the town centre, local schools, and the train station, making it an excellent option for families or commuting professionals seeking a well-connected home.

Key Features

- 3 Bedroom House in End of Cul-de-Sac
- Private Driveway + Garage
- Spacious Lounge
- Conservatory to Rear
- Newly Refurbished
- Close to the Town Centre, Schools and Train Station
- Holding Fee - £357
- Deposit - £1,788
- EPC Rating C (73)
- Council Tax Band D



Property Description

Tucked away on Nativity Close, this well-sized three-bedroom home presents an excellent opportunity for first-time buyers or young families. The layout includes a spacious front lounge, a kitchen/diner stretching to the rear of the property, and a bright conservatory that offers the perfect spot for year-round entertaining or relaxing with garden views. A handy downstairs WC and built-in storage add to the practicality of the ground floor.

Upstairs, you'll find three bedrooms, including a main bedroom with its own en-suite shower room. The family bathroom serves bedrooms two and three, with each room benefiting from natural light and well-proportioned layouts. The property is generally well maintained but would benefit from some light modernisation, offering the ideal blank canvas for a buyer wanting to personalise their home over time.

Externally, the home has private off-road parking to the front, a garage, and a manageable rear garden accessed via the conservatory. It's situated in a family-friendly location, close to schools, local shops, and transport routes.

Viewings Are going ahead from the 10th of December to appreciate the space and potential this home has to offer.

About The Area

Nativity Close is a peaceful residential cul-de-sac located on the eastern edge of Sittingbourne, offering a quiet and family-friendly setting while still being conveniently close to local amenities and key transport links.

This part of town is especially popular with young families and first-time buyers due to its well-regarded local schools and easy access to both the A2 and M2, making commuting to London or Canterbury straightforward. Sittingbourne train station is around a 5-minute drive away, offering regular services into London Victoria, St Pancras International, and beyond.

Local amenities include a variety of supermarkets, independent shops, takeaway options, and leisure facilities, including the Swallows Leisure Centre and the recently regenerated town centre with a cinema and dining options. Several nearby parks and green spaces provide ideal spots for dog walking, jogging, or family picnics.

Nativity Close itself enjoys a quiet atmosphere with practically no through traffic due to its cul-de-sac setting, and properties here are sought-after for their practical layouts and off-street parking. With a great blend of convenience, community, and accessibility, this is an area that continues to grow in popularity for those looking to settle in Sittingbourne.

• Lounge

4.42m x 5.38m (14'6 x 17'8)

• Kitchen

4.42m x 2.74m (14'6 x 9'0)

• Conservatory

2.82m x 2.69m (9'3 x 8'10)

• W/C

• Bedroom One

2.57m x 3.53m (8'5 x 11'7)

En-Suite

• Bedroom Two

2.44m x 3.20m (8'0 x 10'6)

• Bedroom Three

1.75m x 2.67m (5'9 x 8'9)

• Bathroom

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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Total floor area: 82.9 sq.m. (892 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		86
(69-80) C	73	
(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



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