



**Connells**

Staplehurst Road  
Sittingbourne



### Property Description

Step inside this charming home and immediately enjoy its warm, welcoming feel. The thoughtfully arranged ground floor features two generous reception rooms, offering excellent versatility for both everyday living and entertaining. A convenient downstairs bathroom adds to the practicality of the layout.

The property also benefits from a highly useful loft space, ideal for a home office, creative studio, or hobby room—providing valuable flexibility to suit your needs.

A further standout feature is the basement, a superb additional area that can be transformed into a playroom, home workspace, or an extra living zone, giving you even more room to grow.

Outside, the sizeable south-facing garden provides a peaceful retreat, enjoying sunlight throughout the day. It's the perfect setting for outdoor dining, gardening, or simply relaxing in a private, sun-soaked space.

Ample on-street parking ensures convenience for residents and visitors alike, while excellent access to the A249 makes commuting and travel to nearby towns and cities straightforward.

For your chance to view, please contact the sole agent Connells.



**Accommodation**

**Living Room**

**Dining Room**

**Kitchen**

**Bathroom**

**Basement**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Loft Room**

**Outside**

**Rear Garden**





Total floor area 103.6 m<sup>2</sup> (1,115 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



To view this property please contact Connells on

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68 High Street  
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EPC Rating: D Council Tax  
Band: A

**view this property online [connells.co.uk/Property/SIT103904](http://connells.co.uk/Property/SIT103904)**

Tenure: Freehold



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