



2

Bedrooms



2

Bathrooms



2

Receptions



- Superb Commercial Space

- Freehold Property

- Fantastic Location

Situated in the heart of Sittingbourne High Street, this Freehold commercial property offers a unique blend of business and residential space. The property features two bedrooms, two bathrooms, and two reception areas, providing ample room for both living and business operations.

The ground floor is dedicated to the commercial aspect, featuring a spacious workshop equipped with key cutting and engraving machinery. This area is well-organized, with ample storage and workspace, ideal for a variety of business uses, including a large office or storage space at the back of the property, Kitchen space and also a shower room and toilet. The shopfront provides excellent visibility on the bustling High Street, attracting foot traffic and potential customers for any business.

Upstairs, the residential area offers a comfortable living space. The open-plan kitchen and living room are designed for functionality, with modern appliances and ample counter space. The living area is bright and airy, providing a welcoming environment for relaxation making it perfect for a lifestyle business or to be rented out as a residential Flat. The kitchen is equipped with essential appliances, including an oven, hob, and refrigerator.

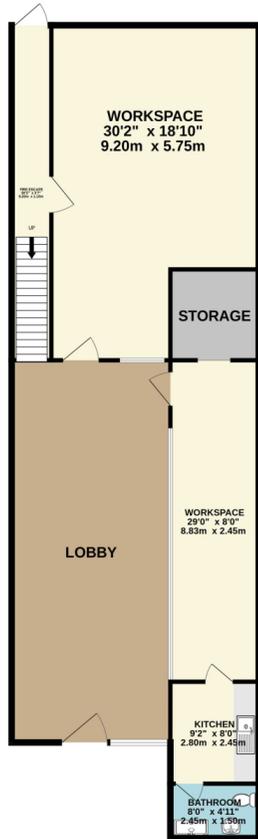
The property includes two well-sized bedrooms, each offering enough space for furnishings and personal belongings. The bathroom is also modern and well-maintained, featuring a bathtub and a shower.

Additional features include a utility room and storage space, ensuring convenience for daily living. The property is unfurnished, allowing for personalization to suit individual tastes and business needs.

Located in Sittingbourne, Kent, this property benefits from its central location, providing easy access to local shops, restaurants, and public transport links. The area is well-connected, making commuting straightforward for both business and personal travel.

This property is an excellent opportunity for those seeking a combined commercial and residential space in a prime location. With its versatile layout and strategic positioning, it caters to a range of business ventures while offering comfortable living quarters.

GROUND FLOOR  
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR  
902 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 2423 sq.ft. (225.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Family  
Homes*