

Offers In Excess Of £170,000

Trinity Court, Church Street

2 1 1

Summary of Trinity Court

Offered to the market with no onward chain, this well-presented two-bedroom ground floor apartment offers a fantastic combination of modern living, practical accommodation and everyday convenience. Benefiting from its own private entrance, allocated parking and a private balcony, the property is ideally suited to buyers seeking a comfortable, low-maintenance home within walking distance of Sittingbourne town centre and railway station.

Key Features

- Two Bedroom Ground Floor Apartment
- Private Entrance
- Allocated Off Road Parking
- No Chain
- Walking Distance To High Street & Train Station
- 105 Years Remaining Lease
- Approx. £108 P/M Combined Service Charge & Ground Rent
- Ideal First Time Buy Or Buy To Let Investment
- EPC Rating C - (79)
- Council Tax Band - B

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Property Overview

The apartment offers approximately 692 sq ft of well-planned accommodation, with a spacious open-plan kitchen/lounge forming the heart of the home. This generous living area provides plenty of room for both relaxing and dining, while the fitted kitchen is conveniently incorporated into the space, creating a sociable and practical layout. Doors from the living area lead directly onto the private balcony, providing a welcome outdoor space to enjoy a morning coffee or unwind at the end of the day.

Both bedrooms are well proportioned, with the main bedroom offering a comfortable double room and the second providing flexibility for guests, a home office or additional bedroom space. A separate bathroom and useful storage cupboards complete the accommodation.

One of the property's standout features is its own private entrance, offering an added sense of independence and convenience rarely associated with apartment living. The allocated parking space is another valuable benefit, particularly given the property's accessible location.

Situated within walking distance of Sittingbourne High Street, residents can enjoy a wide selection of shops, supermarkets, cafés, restaurants and everyday amenities. Sittingbourne railway station is also conveniently located nearby, offering high-speed services towards London St Pancras International via HS1, making the property particularly appealing to commuters.

With its combination of generous living space, private outdoor area, allocated parking and excellent access to local amenities and transport links, this attractive apartment presents an excellent opportunity for first-time buyers, downsizers and those looking for a convenient, low-maintenance home.

Offered with no onward chain, an early viewing is highly recommended.

About The Area

Situated in a convenient location within walking distance of Sittingbourne town centre, Trinity Court offers easy access to a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. Sittingbourne High Street provides a mix of well-known retailers and independent businesses, while the nearby Forum Shopping Centre offers further shopping facilities.

For commuters, the location is particularly appealing, with Sittingbourne railway station within walking distance, providing regular services to London Victoria and high-speed connections to London St Pancras International via HS1, with journey times from approximately an hour. This makes the property an excellent choice for those working in the capital while enjoying the convenience and lifestyle benefits of living outside London. Road connections are equally convenient, with easy access to the A2 and M2 motorway, providing routes towards Medway, Canterbury, the M25 and wider Kent.

For leisure, Sittingbourne offers a selection of local parks, green spaces and recreational facilities, while nearby Milton Creek Country Park provides scenic walking routes and opportunities to enjoy the outdoors. The surrounding area also offers a range of gyms, leisure facilities and places to eat and socialise.

Combining excellent commuter connections, town-centre convenience and access to everyday amenities, Sittingbourne is an appealing location for first-time buyers, professionals and those seeking a well-connected, low-maintenance lifestyle.

Entrance Hall

Lounge/Kitchen

5.46m x 5.21m (17'11 x 17'1)

Bedroom One

3.61m x 3.10m (11'10 x 10'2)

Bedroom Two

3.10m x 2.79m (10'2 x 9'2)

Bathroom

2.44m x 2.01m (8' x 6'7)

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.

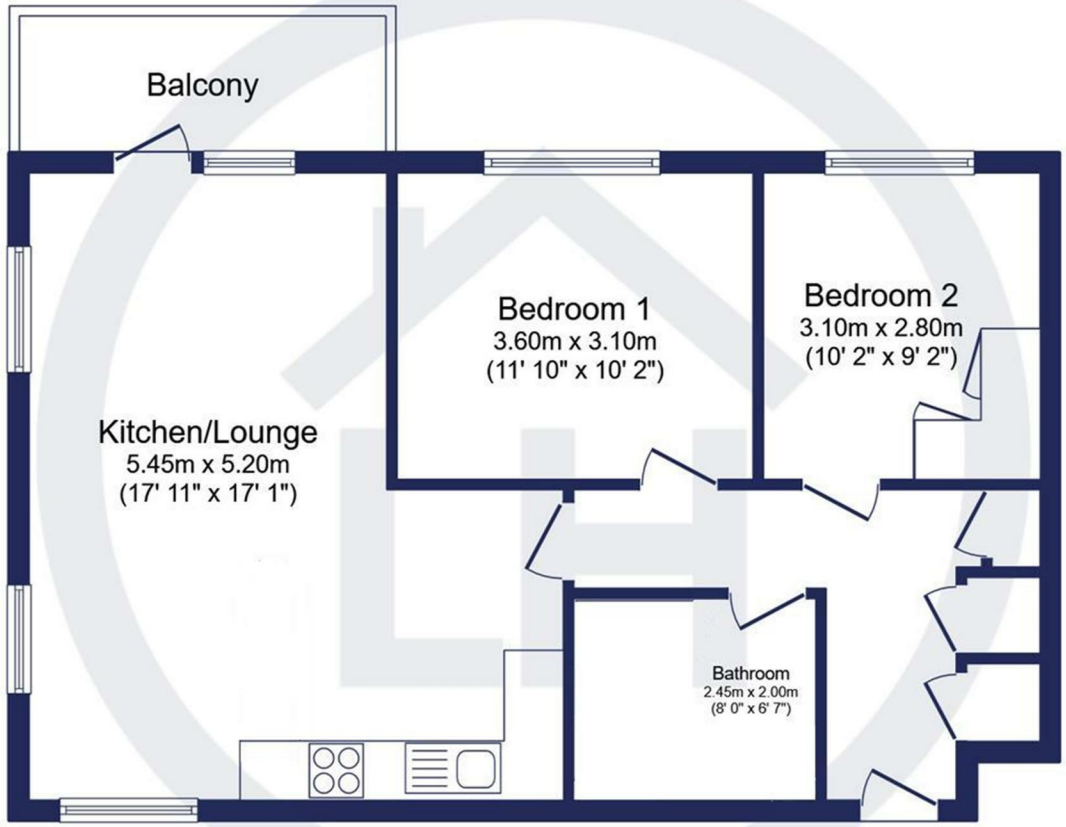
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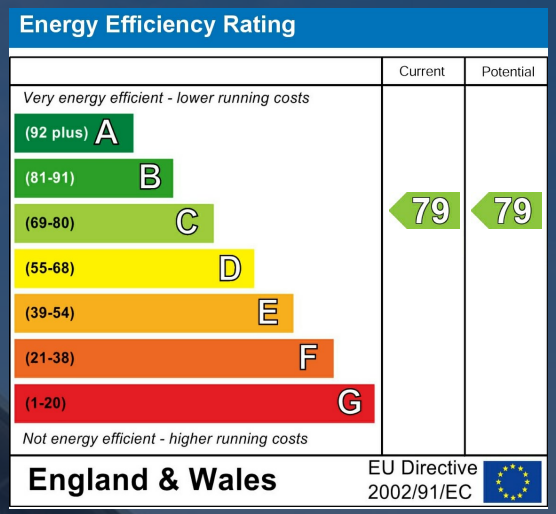
Floor Plan

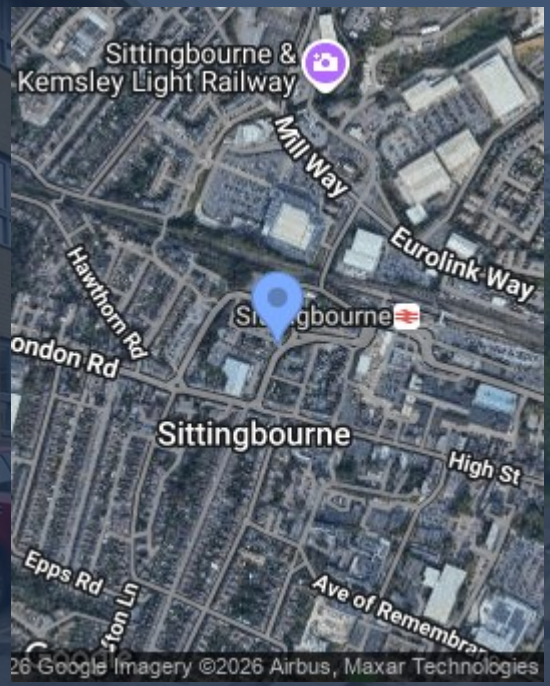
Floor area 64.3 sq.m. (692 sq.ft.)

Total floor area: 64.3 sq.m. (692 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

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