



Easton Drive, Sittingbourne

**Guide Price £170,000**

## Key Features

- Two Bedroom Ground Floor Flat
- Sought-After Modern Development
- Very Long Lease of 987 years
- Allocated Parking Space
- Excellently Presented Throughout
- Spacious Open-Plan Kitchen/Lounge (22' x 12'10")
- Chain Free Or The Option to be Purchased With Tenant in Situ
- Fantastic Location for Commuters & Amenities
- Council Tax Band: B
- EPC Rating: C (80)



## Property Summary

**\*\*Guide price £170,000 - £190,00\*\***

This stylish and well-maintained two-bedroom ground floor apartment offers contemporary living in one of Sittingbourne's most convenient and desirable locations. Set within a secure, modern development, the property enjoys a private ground floor position, a bright open-plan design, and the option to be purchased with a tenant in situ, making it an appealing choice for both investors and first-time buyers alike.



## Property Overview

Inside, the apartment boasts a spacious 22' open-plan kitchen and living area, perfectly suited to modern lifestyles. The kitchen provides generous storage and worktop space, while the lounge benefits from excellent natural light through its attractive corner window arrangement, creating a warm and inviting atmosphere.

There are two well-proportioned bedrooms, including a main bedroom complete with a walk-in wardrobe, as well as a sleek bathroom fitted with a contemporary three-piece suite. The hallway includes built-in storage and connects seamlessly to all rooms, offering an efficient and practical layout across the 62.2 sq.m. (670 sq.ft.) of accommodation.

Ideal for professionals, downsizers, or investors seeking a ready-to-let opportunity, this property combines convenience, comfort, and modern living in equal measure.

## About The Area

Easton Drive is part of a modern and well-regarded residential development located on the southern outskirts of Sittingbourne — offering an ideal blend of suburban tranquillity and everyday convenience. This sought-after pocket of ME10 is particularly favoured by professionals, first-time buyers, and young families thanks to its excellent access to transport links, local amenities, schools, and green open spaces.

Commuters will appreciate being just over a mile from Sittingbourne mainline station, which provides regular rail services to London Victoria and St Pancras, making city travel straightforward and reliable. For those travelling by car, the nearby A249 connects directly to the M2 and M20 motorways, giving easy routes towards Maidstone, Medway, and Canterbury.

Everyday needs are well catered for with Morrisons, Aldi, and a large retail park all close by, alongside Sittingbourne's Forum Shopping Centre and High Street, which offer a mix of independent shops, high-street names, cafes, and services. Families will also find a good choice of schools in the area, including Westlands Primary, Grove Park, and Sittingbourne Community College.

Outdoor enthusiasts can enjoy nearby Milton Creek Country Park, featuring scenic walking trails and natural surroundings, while The Meads Woodland provides another peaceful escape just minutes away. The wider area also benefits from a range of gyms, sports clubs, and recreational spaces, supporting a healthy and balanced lifestyle.

With its tidy streets, mix of contemporary homes and apartments, and well-maintained communal spaces, Easton Drive delivers a calm residential setting without sacrificing proximity to the town's amenities and transport links.

### • Open Plan Living Area

22'0 x 12'10

### • Bedroom One

12'2 x 8'10

### • Bedroom Two

12'2 x 7'3

### • Bathroom

7'3 x 5'7

### Option for Investment

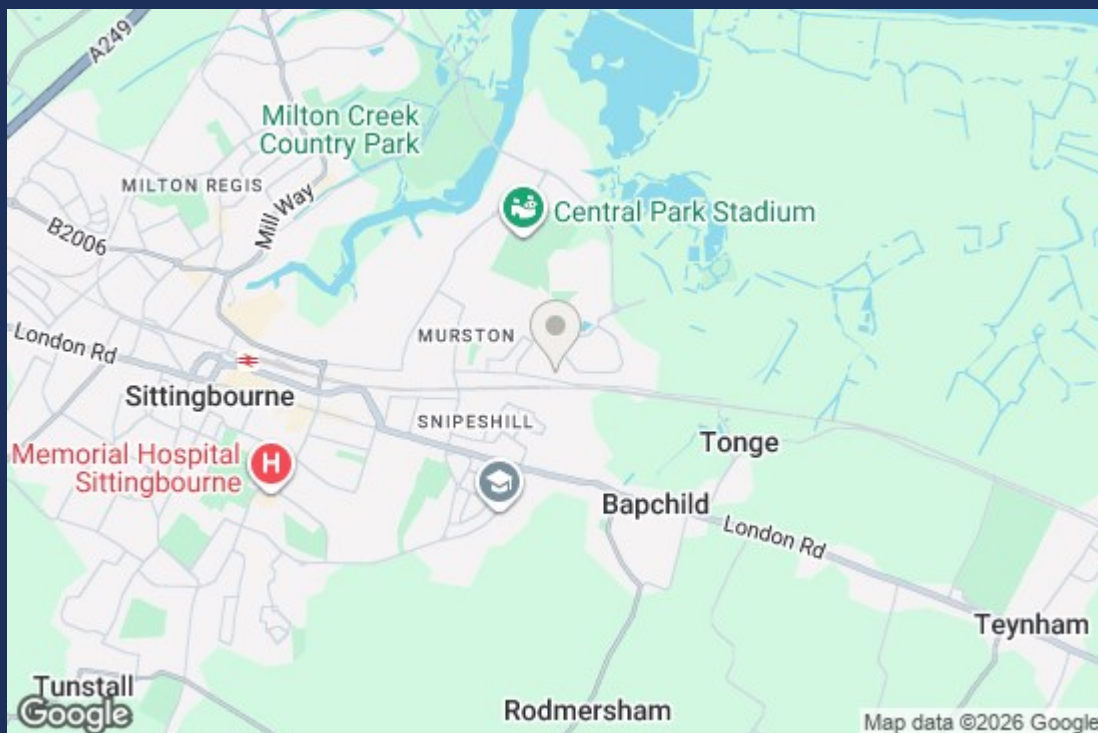
Property can be sold with a tenant in situ

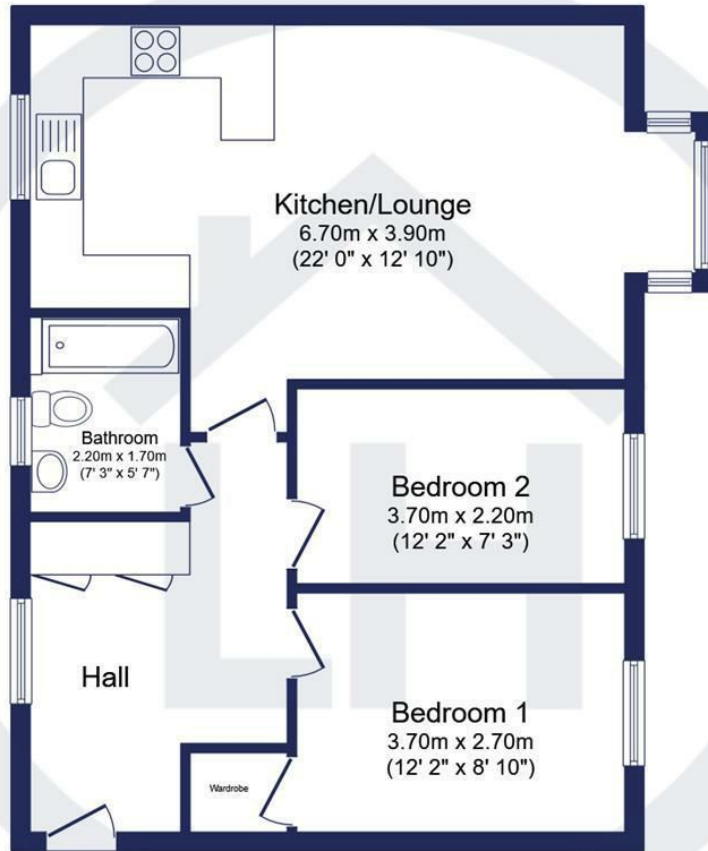
### About LambornHill

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.

**- Lets Keep It Local, Lets Keep It LambornHill!**





### Floor Plan

Floor area 62.2 sq.m. (670 sq.ft.)

Total floor area: 62.2 sq.m. (670 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) A		
(81-91) B		
(69-80) C	80	80
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.