





Property Description

Situated within a well-established residential location, this home presents an excellent opportunity for first-time buyers, growing families, and investors alike. Offering well-proportioned accommodation throughout, the property combines practical living space with a convenient position close to local schools, shops, transport links and Sittingbourne town centre.

The ground floor provides a welcoming entrance leading to a bright and spacious living area, creating the perfect environment for both everyday family life and entertaining guests. The kitchen offers ample storage and workspace, with access to the rear garden.

To the first floor are generously sized bedrooms, complemented by a family bathroom. The property's layout has been designed to maximise natural light, creating a comfortable and inviting atmosphere throughout.

Externally, the rear garden offers a private outdoor space ideal for relaxing, family activities or summer entertaining. The property also benefits from on-street or nearby parking facilities.

Ideally located for commuters, Sittingbourne Mainline Railway Station provides direct services to London and the Kent coast, while the A2 and M2 motorway links are easily accessible. A range of local amenities, supermarkets, leisure facilities and highly regarded schools can all be found within close proximity.

For your chance to view, please contact the sole agent Connells before it's too late!

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







To view this property please contact Connells on

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68 High Street
SITTINGBOURNE ME10 4PB

EPC Rating: F Council Tax
Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/SIT104399](https://www.connells.co.uk/Property/SIT104399)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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