



**Burkestone Close, Sittingbourne**  
**Asking Price £250,000**

 **LambornHill**

## Key Features

- Two bedroom semi-detached home
- Private driveway providing off-street parking
- Rear conservatory offering versatile living space
- Quiet cul-de-sac location
- Ideal for first-time buyers, downsizers, or investors
- Convenient access to local amenities and schools
- Excellent transport links via road and rail
- Well-proportioned main bedroom
- EPC D (67)
- Council Tax Band C



## Property Summary

Situated in a peaceful cul-de-sac in the popular Kemsley area, this well-presented two bedroom semi-detached home offers comfortable living space, excellent natural light, and the benefit of off-street parking, making it an ideal purchase for first-time buyers, downsizers, or investors alike.



## Property Overview

The ground floor features a welcoming entrance hall leading to a modern fitted kitchen and a generous lounge with ample space for both relaxing and dining. To the rear, a bright conservatory provides a versatile additional living area, perfect as a dining room, home office, or family space, with direct access to the garden.

Upstairs, the property offers two well-proportioned bedrooms, including a spacious main bedroom, alongside a contemporary family bathroom. The layout is practical and well balanced, maximising space throughout.

Externally, the home benefits from a private driveway providing convenient off-street parking, while the rear garden offers a low-maintenance outdoor space ideal for entertaining or unwinding.

Located within easy reach of local amenities, schools, and transport links, including access to Sittingbourne town centre and mainline rail services, this property combines quiet residential living with everyday convenience.

## About The Area

Kemsley is a well-established residential area on the outskirts of Sittingbourne, offering a popular balance of suburban living with excellent access to local amenities and transport links. The area is particularly well suited to commuters, first-time buyers, and families seeking a quieter setting without sacrificing convenience.

Residents benefit from a range of nearby amenities including local shops, supermarkets, schools, and recreational facilities. Sittingbourne town centre is easily accessible, providing a wider selection of retail outlets, cafés, restaurants, and leisure options.

For commuters, Kemsley railway station is within easy reach and offers regular services to London and the Kent coast, while the A249 provides swift access to the M2 motorway, connecting the area to Canterbury, Maidstone, and beyond.

Surrounded by open green spaces and countryside walks, Kemsley also appeals to those who enjoy outdoor leisure, while nearby coastal towns offer further options for days out. The area continues to be a popular choice for buyers looking for good value, strong transport connections, and a welcoming residential environment.

### Lounge

13'08 x 12'03

### Kitchen

7'08 x 7'02

### Conservatory

12'11 x 9'11

### Bedroom One

10'05 x 10'01

### Bedroom Two

9'05 x 7'01

### Bathroom

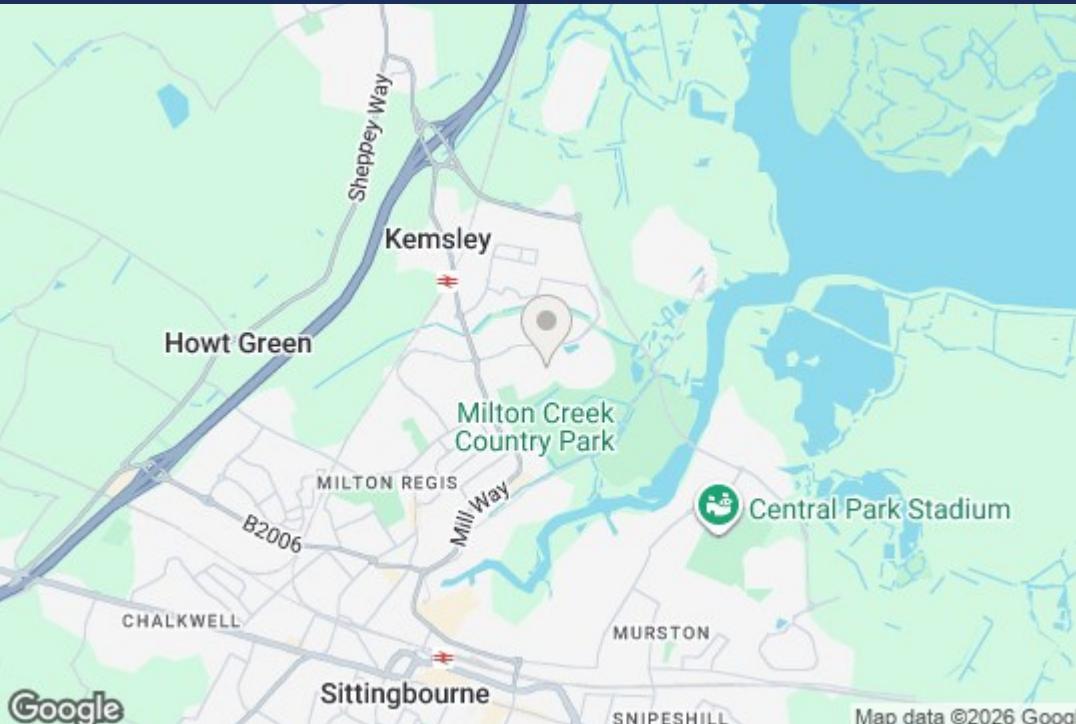
6'01 x 5'11

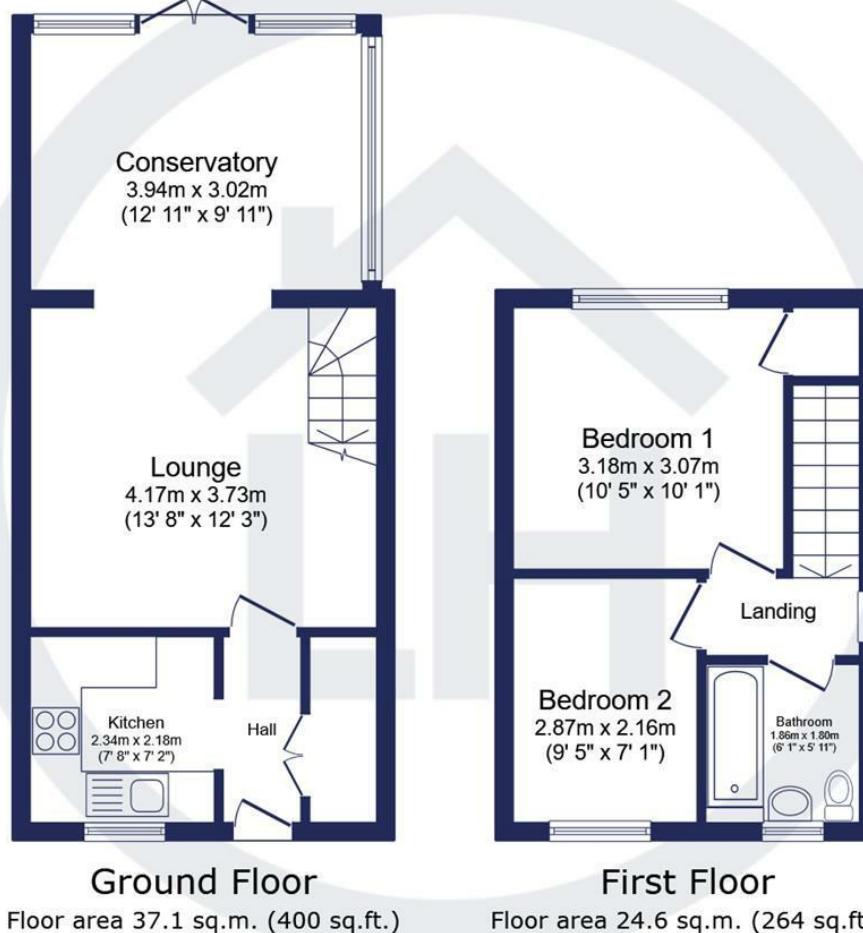
### About LambornHill

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.

**-Let's Keep It Local, Let's Keep It Lambornhill**





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 |         | 82        |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         | 67        |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not energy efficient - higher running costs                     |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| <b>England &amp; Wales</b>                                      |   |         |           |
| 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 |         |           |
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| <b>England &amp; Wales</b>                                      |   |         |           |

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.