Asking Price £175,000

Holly Blue Drive, Iwade, Sittingbourne

2 1 1

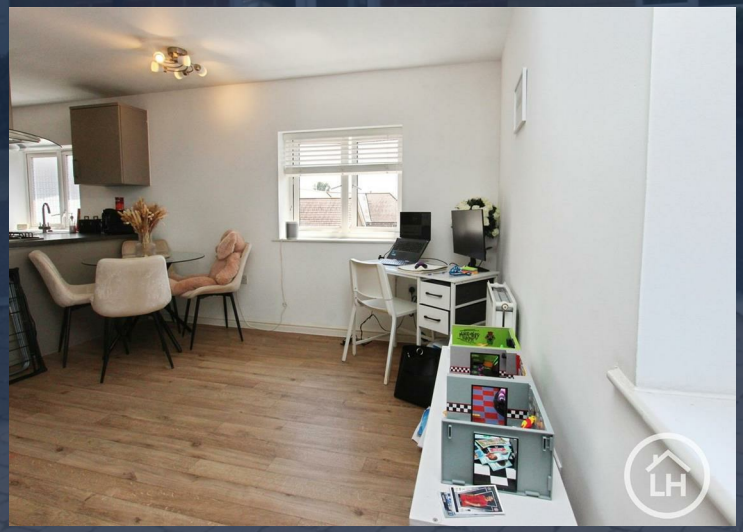
Summary of Holly Blue Drive

Spacious first-floor apartment • Impressive open-plan living space • Principal bedroom with en-suite • Well presented throughout • Allocated parking • Popular Iwade village location • Excellent transport links • Ideal first-time buy or investment

Key Features

- Impressive 22ft Open-Plan Living Space
- Bright & Spacious Accommodation
- Principal Bedroom with En-Suite
- Allocated Parking Space
- Well Presented Throughout
- Popular Iwade Village Location
- Ideal First-Time Buy
- Modern, Low-Maintenance Home
- EPC B (81)
- Council Tax Band - B

LambornHill



Property Description

Situated within the popular village of Iwade, this well-presented first-floor apartment offers a surprisingly generous layout, with its impressive open-plan living space forming the centrepiece of the home.

A spacious entrance hall provides access to each of the principal rooms along with useful built-in storage. The kitchen, living and dining room measures approximately 22'1" x 21'0" at its widest points, with multiple windows bringing plenty of natural light into the room and creating a bright, sociable space for relaxing, dining and entertaining. The contemporary fitted kitchen sits naturally within the room, offering a good range of storage and worktop space.

The principal bedroom is a comfortable double and benefits from its own en-suite shower room. The second bedroom provides a flexible additional space suitable as a bedroom, home office or nursery, while a separate modern bathroom serves the remainder of the apartment.

Neutral décor, double glazing and gas central heating contribute to the home's modern, low-maintenance feel, while externally the property benefits from an allocated parking space and maintained communal areas.

About The Area

Holly Blue Drive is situated within the popular village of Iwade, a well-established community offering a quieter village setting while remaining conveniently connected to Sittingbourne and the surrounding area.

Everyday amenities including local shops, schools and healthcare facilities are within easy reach, alongside nearby countryside and green spaces. Sittingbourne town centre provides a wider selection of shopping, leisure and dining facilities, together with its mainline railway station.

For commuters, Iwade is particularly well positioned for access to the A249, connecting with the M2 towards Medway and the wider motorway network, as well as routes towards Maidstone. This combination of village surroundings and strong transport connections makes the location particularly convenient for buyers wanting to remain well connected without living directly in town.

Open plan living area

6.74 x 6.41 (22'1" x 21'0")

Bedroom One

3.27m x 3.04m (10'8" x 9'11")

Bedroom Two

3.27 x 2.21 (10'8" x 7'3")

Bathroom

2.11m x 1.65m (6'11" x 5'5")

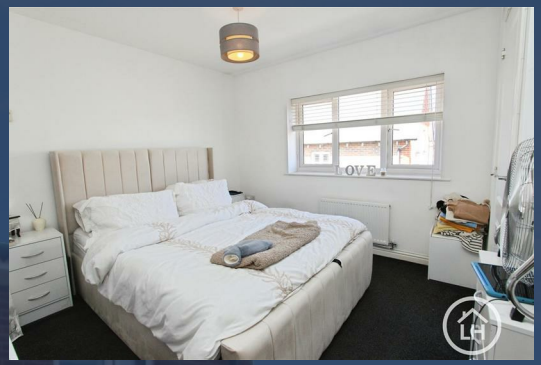
En suite

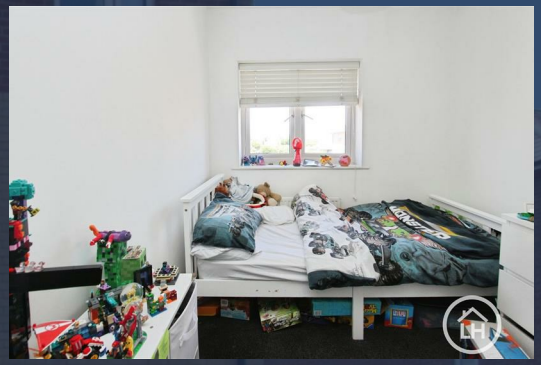
2.05 x 1.48 (6'8" x 4'10")

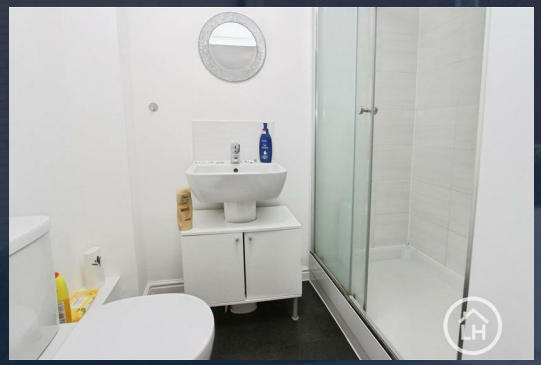
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

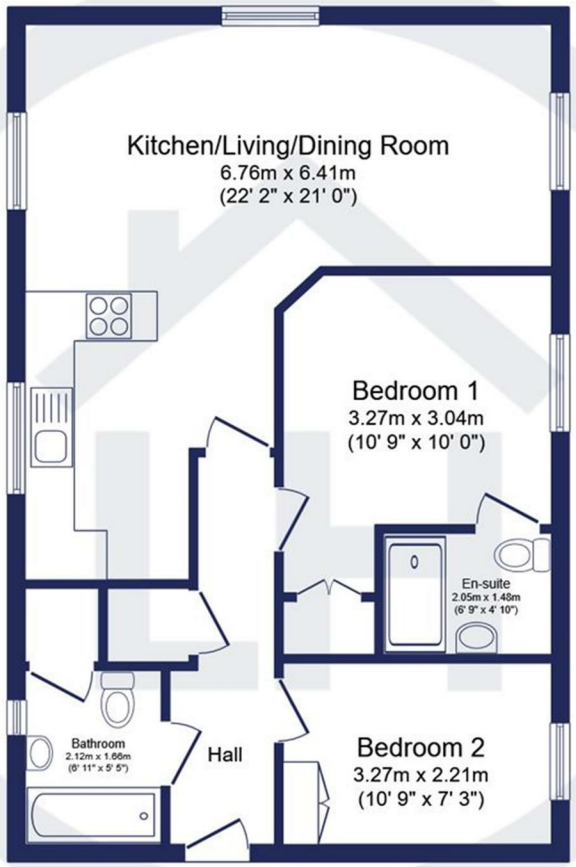
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.







LambornHill

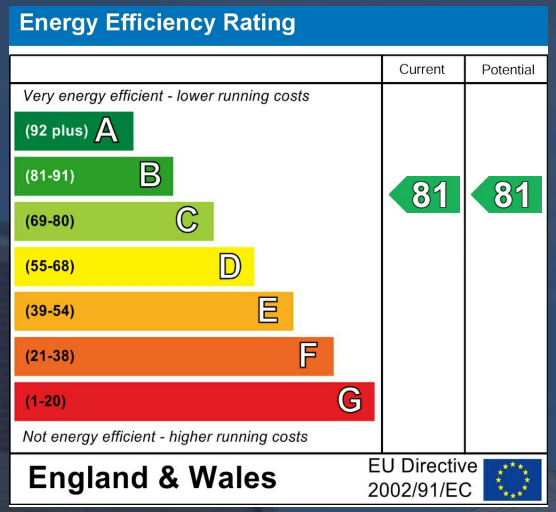


Floor Plan

Total floor area: 64.0 sq.m. (689 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

LambornHill



LambornHill 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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ
T: 01795 293000
sittingbourne@lambornhill.com
www.lambornhill.com

LambornHill