



Guide Price £160,000

London Road, Teynham, Sittingbourne

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# Summary of London Road

\*\*\*Guide Price £160,000 - £180,000\*\*\*

This well-appointed two-bedroom flat offers spacious, light-filled accommodation with high ceilings, two generous double bedrooms and a modern open-plan living arrangement, ideal for those seeking comfortable, low-maintenance living in a peaceful village setting.

## Key Features

- Two bedroom flat
- Two generous double bedrooms providing flexibility for guests, hobbies or home working
- Bright open-plan lounge and kitchen ideal for modern, sociable living
- High ceilings in the kitchen enhancing the sense of space and natural light
- Located in the heart of the village with everyday amenities close by
- Excellent transport links via nearby rail and road connections to surrounding towns and London
- Modern, well-appointed bathroom finished to a contemporary standard
- One allocated parking space
- EPC rating 69( C)
- Council tax band A



## Property description

This well-appointed two-bedroom flat offers spacious, light-filled accommodation with high ceilings, two generous double bedrooms and a modern open-plan living arrangement, ideal for those seeking comfortable, low-maintenance living in a peaceful village setting.

The property features an open-plan lounge and kitchen designed to maximise space and natural light, creating a welcoming area for relaxing or entertaining. The kitchen benefits from modern fittings, ample worktop space and a practical layout, complemented by the added sense of openness provided by the high ceilings.

There are two well-proportioned double bedrooms, both offering flexibility for sleeping accommodation, visiting family or use as a study or hobby room. A contemporary bathroom completes the home, finished to a modern standard and designed with everyday convenience in mind.

Located in the heart of Teynham, Lacel House is within easy reach of local shops, amenities and public transport links, offering a balance of village living with accessibility to nearby towns. This property is ideally suited to those looking to downsize without compromising on space, comfort or quality of living.

## About the area

Teynham is a well-established and welcoming village offering a relaxed pace of life while remaining well connected to nearby towns and amenities. The village benefits from a strong sense of community, with local shops, a post office, cafés and everyday services all within easy reach.

For those who enjoy the outdoors, Teynham is surrounded by attractive countryside and walking routes, providing opportunities for gentle walks and fresh air. The area is known for its quiet residential streets and traditional village character, making it a comfortable and reassuring place to live.

Teynham railway station provides regular services to Sittingbourne, Faversham and London, making travel straightforward for visiting family and friends or attending appointments. Road links are also easily accessible, offering convenient connections to the wider Kent

area.

Overall, Teynham offers a balanced lifestyle combining village charm, essential amenities and reliable transport links, making it an appealing location for those seeking comfort, accessibility and a strong local community.

## Lounge

3.61m x 3.30m (11'10 x 10'10)

## Kitchen

6.43m x 2.59m (21'1 x 8'6)

## Bedroom one

3.81m x 3.40m (12'6 x 11'2)

## Bedroom two

3.81m x 2.69m (12'6 x 8'10)

## Bathroom

2.01m x 1.70m (6'7 x 5'7)

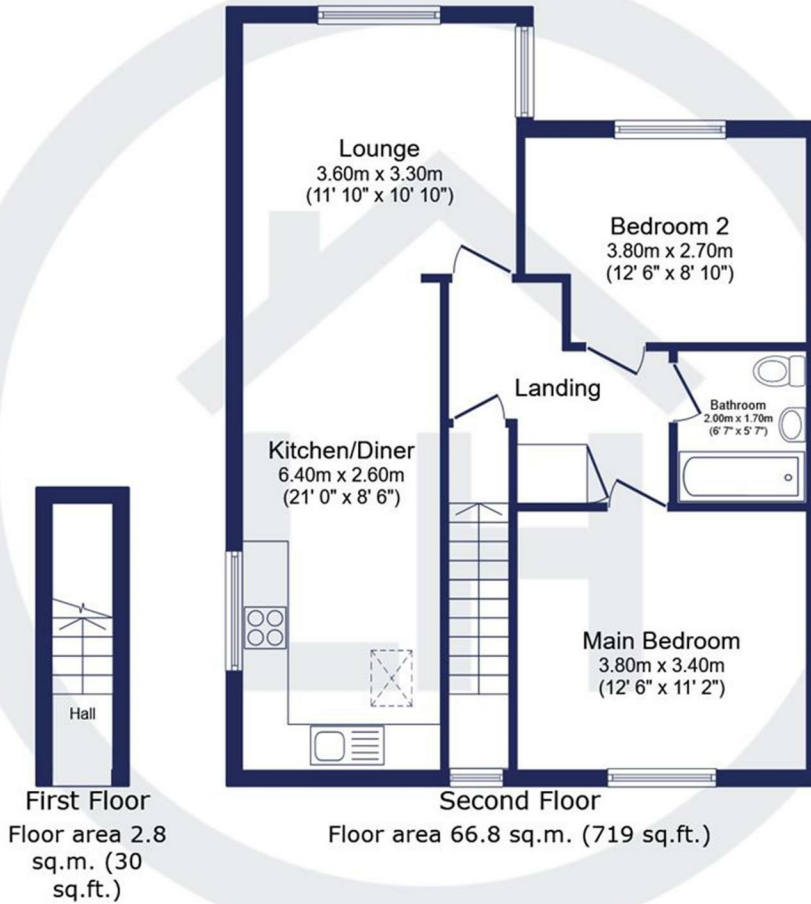
## About LambornHill

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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Total floor area: 69.6 sq.m. (749 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>69</b>	<b>71</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

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