



LambornHill  
**FOR SALE**  
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Guide Price £250,000

Vectis Drive, Sittingbourne



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# Summary of Vectis Drive

GUIDE PRICE \*\*\*£250,000 - £270,000\*\*\*  
Vectis Drive, Kemsley, is a well-presented two-bedroom semi-detached home offering generous living space, excellent parking and superb convenience for local amenities and commuter routes. An ideal purchase for first-time buyers, downsizers or investors, the property combines practical accommodation with strong everyday appeal.

## Key Features

- Well-presented two-bedroom semi-detached home
- Private driveway providing off-road parking
- Covered car port for additional sheltered parking or storage
- Spacious living room with excellent natural light
- Modern fitted kitchen with ample cupboard space
- Two well-proportioned bedrooms
- Ideal first-time buy, downsizer, or investment opportunity
- Move-in ready with scope to personalise
- EPC C (73)
- Council Tax Band B



## Property Overview

The ground floor comprises an entrance hall leading into a spacious and bright living room, creating a fantastic space for both relaxing and entertaining. To the rear, the kitchen is thoughtfully arranged with ample storage and workspace, along with access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, offering comfortable and versatile accommodation. The first floor is completed by a modern family bathroom fitted with a bath and overhead shower, wash basin and WC.

Externally, the property benefits from a private driveway and car port, providing valuable off-road parking. The rear garden offers a pleasant outdoor space with potential to personalise, ideal for enjoying the warmer months.

Situated in a popular residential area of Kemsley, the home is conveniently positioned for local shops, schools and transport links, including easy access to commuter routes. Offering space, parking and location, this attractive home is sure to generate strong interest and early viewing is highly recommended.

## About The Area

Kemsley is a well-established residential area offering a convenient and well-connected setting for a range of buyers. Popular with families, first-time purchasers and commuters alike, the area provides a balanced lifestyle with everyday amenities close at hand and excellent transport links.

Local shops, convenience stores and essential services are all within easy reach, while nearby Sittingbourne offers a wider selection of retail, leisure and dining options. There are a number of primary and secondary schools serving the area, making it a practical choice for growing families.

For commuters, Kemsley benefits from excellent road connections, with straightforward access to the A249 linking to the M2 and M20, providing routes towards London, Maidstone and the Kent coast. Rail services from the local station offer regular connections into London and surrounding towns, making the area particularly

attractive for those travelling for work.

Green spaces and countryside walks can be found nearby, adding to the area's appeal for those who enjoy outdoor activities, while the North Kent coastline is just a short drive away.

Overall, Kemsley offers an accessible and affordable location with strong transport connections, everyday convenience and a welcoming community feel.

## Kitchen

3.40m x 1.80m (11'2 x 5'11)

## Lounge

4.19m x 3.61m (13'9 x 11'10)

## Bedroom One

3.61m x 2.79m (11'10 x 9'02)

## Bedroom Two

3.61m x 2.90m (11'10 x 9'06)

## Bathroom

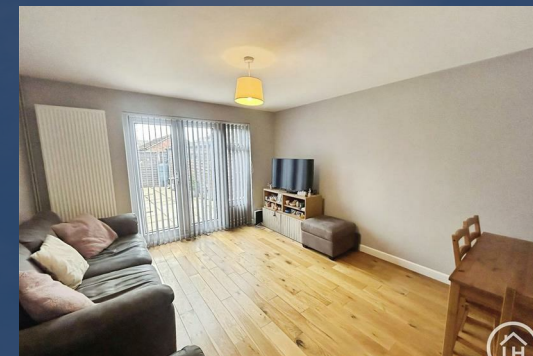
1.91m x 1.70m (6'03 x 5'07)

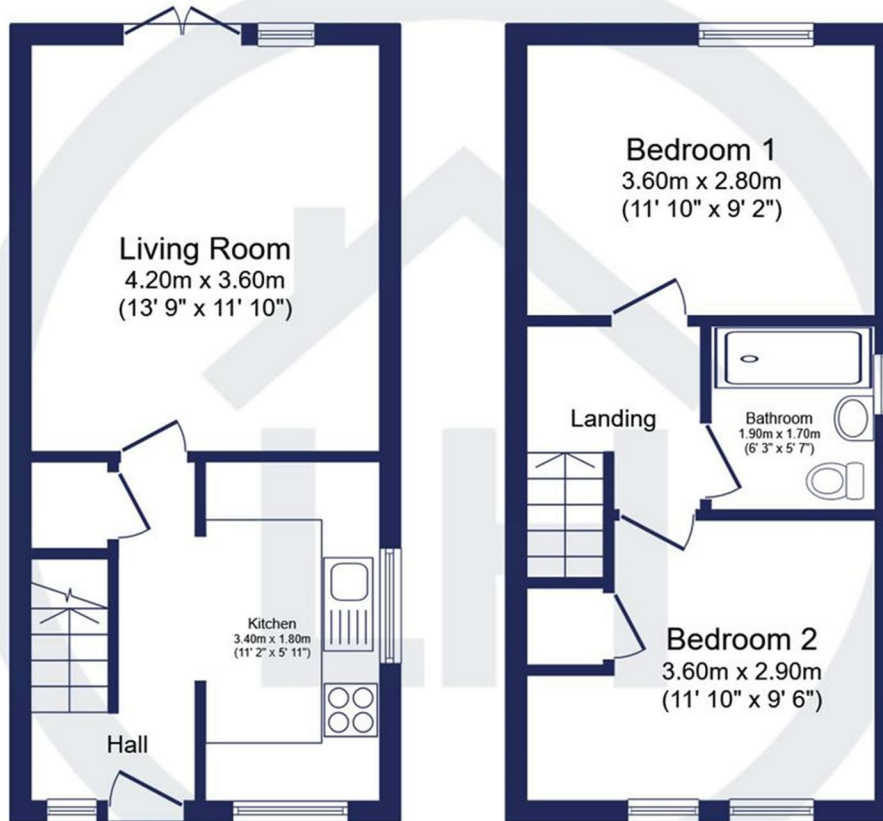
## About LambornHill

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**





**Ground Floor**

Floor area 28.1 sq.m. (302 sq.ft.)

**First Floor**

Floor area 28.1 sq.m. (302 sq.ft.)

Total floor area: 56.2 sq.m. (604 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>		<b>82</b>
(69-80) <b>C</b>	<b>73</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		

**England & Wales** 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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