



Offers Over £220,000

Shortlands Road, Sittingbourne



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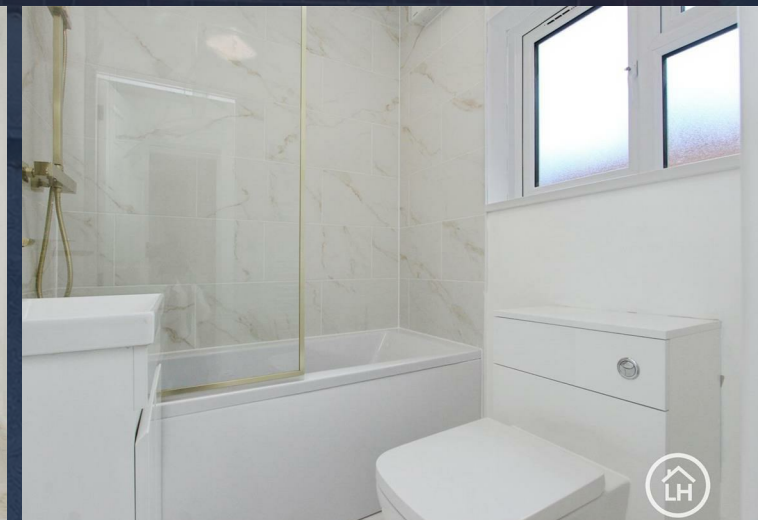
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Summary of Shortlands Road

- Chain Free • Recently refurbished throughout • End-of-terrace position • Separate lounge & kitchen/diner • Two generous bedrooms • Ready to move into • Convenient Sittingbourne location • Excellent transport links • Ideal first-time buy or investment

Key Features

- Recently Refurbished Throughout
- End-of-Terrace Position
- Two Generous Double Bedrooms
- Separate Lounge
- Spacious Kitchen/Diner
- Ready to Move Straight Into
- Convenient Sittingbourne Location
- Fantastic buy-to-let opportunity
- EPC D (60)
- Council tax band B



Property Overview

Recently refurbished throughout, this well-presented end-of-terrace home offers a practical layout with generous rooms and a fresh, modern finish, making it an excellent option for buyers looking for somewhere ready to move straight into.

The ground floor begins with an entrance porch and hallway leading into a separate lounge, providing a comfortable space to relax away from the kitchen. To the rear, the kitchen/diner offers plenty of room for everyday dining and entertaining, while a modern ground-floor bathroom completes the downstairs accommodation.

Upstairs are two genuinely well-proportioned bedrooms. The principal measures approximately 13'5" x 9'8", while bedroom two is also a generous 12'2" x 9'9", avoiding the compromise of a noticeably smaller second bedroom often found in homes of this size.

With its end-of-terrace position, recent refurbishment and useful separation between the living and dining spaces, the property combines straightforward, comfortable accommodation with very little immediate work required. It would make a particularly appealing first home while also offering strong potential as a buy-to-let investment.

About The Area

Shortlands Road is conveniently positioned within Sittingbourne, providing easy access to the town centre, local shops, everyday amenities and leisure facilities.

Sittingbourne offers a broad range of supermarkets, shops, cafés and restaurants, alongside leisure facilities including a cinema and bowling. The town also provides a

good selection of primary and secondary schools, with grammar school provision available locally.

Sittingbourne railway station provides regular services towards London, including high-speed services to St Pancras, as well as connections towards Medway, Faversham and the Kent coast. By road, access to the A2, A249 and M2 makes the location convenient for journeys throughout Kent and further afield.

Lounge

4.04m x 2.97m (13'03 x 9'09)

Kitchen

4.01m x 2.90m (13'02 x 9'06)

Bedroom One

4.09m x 2.95m (13'05 x 9'08)

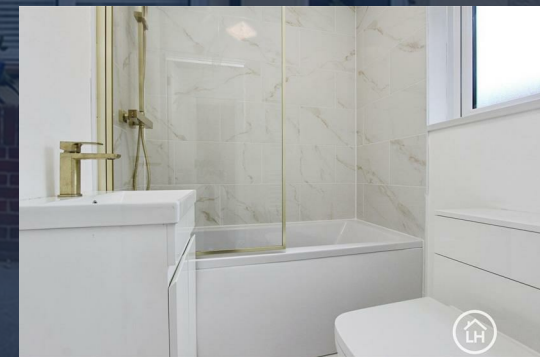
Bedroom Two

3.71m x 2.97m (12'02 x 9'09)

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.





Total floor area: 63.4 sq.m. (683 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
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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