



Asking Price £280,000

The Willows, Newington, Sittingbourne



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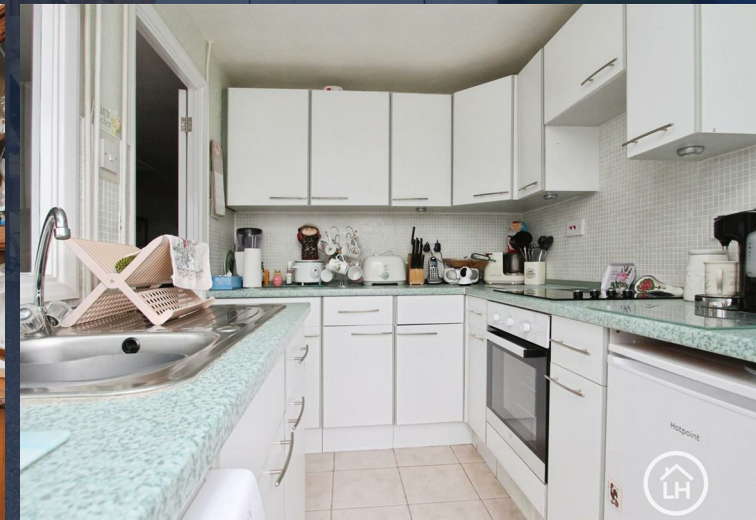
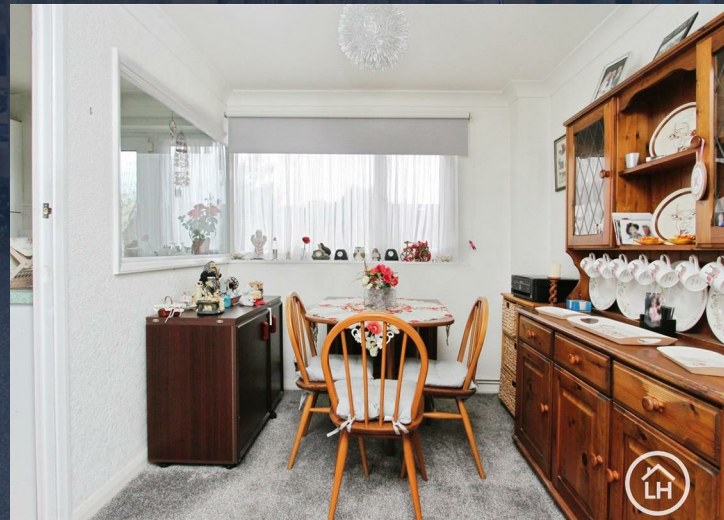


Summary of The Willows

Chain free • Quiet Newington location •
Spacious 14ft lounge • Separate kitchen
& dining area • Private rear garden •
Bright & welcoming accommodation •
Flexible third bedroom/home office •
Excellent transport links • Ideal first-time
buy or investment

Key Features

- Three-bedroom terraced home
- Quiet and desirable residential setting
- Chain free – ideal for a smoother move
- Well-proportioned lounge
- Off Street Parking Via Garage
- Excellent opportunity for first-time buyers, families or investors
- Convenient Newington location with excellent transport links nearby
- Bright and welcoming accommodation
- EPC awaited
- Council tax band C



Property Overview

Situated in a quiet and desirable residential area of Newington, The Willows is a well-proportioned three-bedroom terraced home offering an excellent opportunity for first-time buyers, families and investors alike. The property is offered chain free, providing the potential for a smoother and more straightforward moving process.

The ground floor features a welcoming lounge, creating a comfortable space for relaxing and spending time with family, while the separate kitchen and dining area provides a practical and sociable setting for everyday living and entertaining. The property also benefits from a useful entrance porch, providing additional space and a welcoming approach to the home.

Upstairs, the property offers three bedrooms, providing flexible accommodation to suit a variety of needs. The third bedroom could be ideally utilised as a home office, nursery or dressing room, depending on the buyer's requirements. The accommodation is further complemented by a separate W.C. and a central landing providing convenient access to all bedrooms.

Combining three bedrooms, a practical and versatile layout, a peaceful residential setting and the highly desirable advantage of being chain free, The Willows presents an appealing opportunity for a range of purchasers. With the potential to personalise and make the property your own, early viewing is highly recommended.

About The Area

Newington is a well-established North Kent village, ideally positioned between Rainham and Sittingbourne, offering a pleasant balance of village living and convenient access to larger towns. The area has a welcoming residential feel, with local amenities including shops, a post office, public houses and places to eat, while the surrounding countryside provides plenty of opportunities to enjoy the outdoors.

For commuters, Newington benefits from its own railway station, with services connecting the village with Rainham, Gillingham, Chatham, Sittingbourne and onwards towards London, while the A2 and nearby A249 provide excellent road connections across Kent and beyond.

The location is also well suited to families, with Newington C of E Primary School within the village and a choice of further education available in nearby Rainham and Sittingbourne. For everyday shopping and a wider range of amenities, Sittingbourne and the Medway towns are easily accessible, giving residents the best of both worlds – a quieter village setting with the convenience of larger town centres close by.

Overall, Newington offers a peaceful and community-focused setting with excellent connectivity, making it an appealing location for buyers looking to enjoy village life without feeling isolated from the amenities, employment opportunities and transport links of the surrounding towns.

Lounge

4.37m x 4.11m (14'04 x 13'06)

Dining Room

3.28m x 1.30m (10'09 x 4'03)

Kitchen

3.20m 2.01m (10'06 6'07)

Bedroom One

4.14m x 2.57m (13'07 x 8'05)

Bedroom Two

3.15m x 2.46m (10'04 x 8'01)

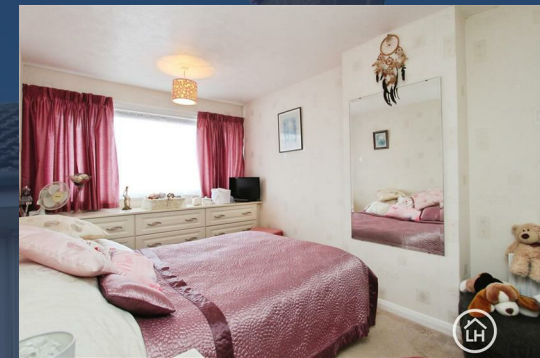
Bedroom Three

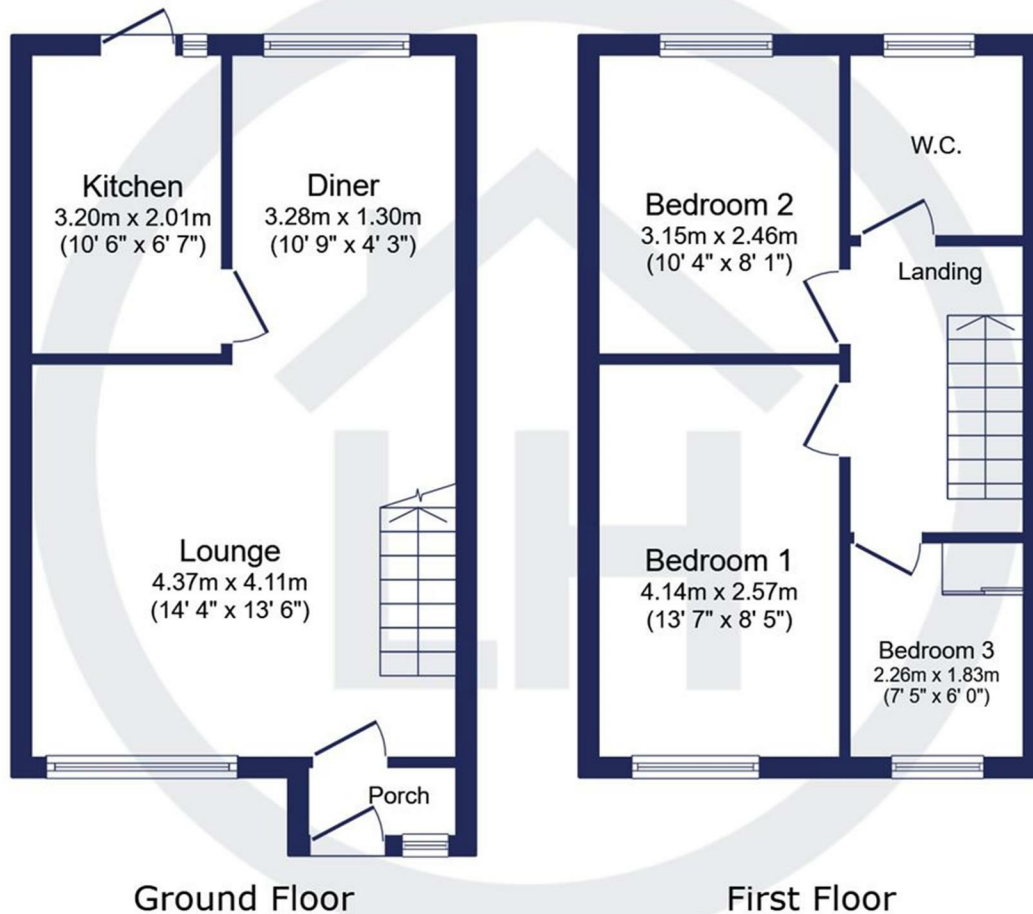
2.26m x 1.83m (7'05 x 6)

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: 67.3 sq.m. (725 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		
(69-80) C		
(55-68) D		
(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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