



Asking Price £230,000

Goodnestone Road, Sittingbourne



2



1



2



# Summary of Goodnestone Road

Popular Sittingbourne location • Two-bedroom terraced home • Two bathrooms • Turn-key ready throughout • Ideal for first-time buyers and couples • Practical and versatile layout • En-suite to principal bedroom • Convenient residential setting • Excellent move-in-ready home • Great opportunity for buyers and investors

## Key Features

- Turn-key ready
- Two well-proportioned bedrooms
- Two bathrooms
- Ideal for first-time buyers
- Strong investment appeal
- Well-connected Sittingbourne location
- Sought-after two-bedroom layout
- Bright and comfortable living space
- Council tax band B
- EPC E (54)



## Property Overview

The ground floor provides a welcoming lounge, a separate kitchen and a useful bathroom/utility space, creating a layout that balances comfortable living with everyday practicality. Upstairs are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite, while the second bedroom provides excellent flexibility for a child's room, guest bedroom, home office or dressing space.

One of the property's strongest selling points is its turn-key-ready condition, allowing the next owner to move in and enjoy the home without the immediate disruption and expense associated with renovation. The combination of two bedrooms, two bathrooms, separate living and kitchen spaces and an adaptable layout makes this a particularly versatile home for modern buyers.

For buyers seeking convenience and value in Sittingbourne, this is an opportunity that combines low-fuss living, excellent bedroom-to-bathroom provision and flexible accommodation in one attractive package. With a straightforward layout and strong appeal to both owner-occupiers and landlords, Goodnestone Road is a home that deserves to be viewed to fully appreciate what it has to offer.

## About The Area

Goodnestone Road is ideally positioned within a well-established residential area of Sittingbourne, offering a convenient blend of everyday amenities, education, transport connections and leisure facilities. The property is well placed for access to the town centre, where residents can enjoy a broad selection of shops, cafés, restaurants and services, while nearby retail destinations provide further choice for larger shopping trips. Sittingbourne has seen continued investment and development, giving the town a good balance of established community facilities and modern amenities.

The location is particularly appealing for commuters, with Sittingbourne railway station providing mainline rail connections, while the nearby A2 and M2 offer convenient road links towards Canterbury, Maidstone, the wider Kent area and London.

For families, there is a good choice of local schooling, with Canterbury Road Primary School and South Avenue Primary School both close by, alongside further primary and secondary options within the wider Sittingbourne area.

There are also plenty of options for day-to-day convenience, with local supermarkets and convenience stores close to Goodnestone Road, while Sittingbourne's wider retail offering provides everything from weekly essentials to leisure and dining. For those who enjoy getting outdoors, local

green spaces such as Rectory Playing Fields provide an opportunity to enjoy some fresh air and recreation close to home.

Overall, the area offers the combination many modern buyers look for: excellent transport connections, accessible amenities, nearby schools and a well-established residential setting, making Goodnestone Road a practical and well-connected location for first-time buyers, families and investors alike.

## Lounge

3.66m x 3.33m (12' x 10'11")

## Kitchen

3.66m x 3.63m (12' x 11'11")

## Bathroom/Utility

2.01m x 1.91m (6'07" x 6'03")

## Bedroom One

3.94m x 3.40m (12'11" x 11'02")

## Bedroom Two

3.66m x 3.33m (12' x 10'11")

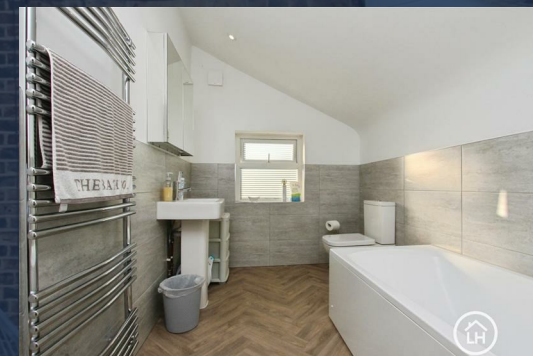
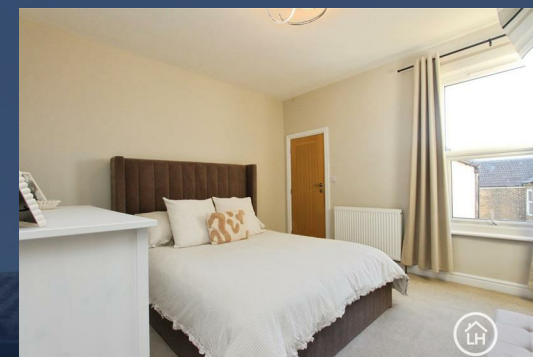
## Ensuite

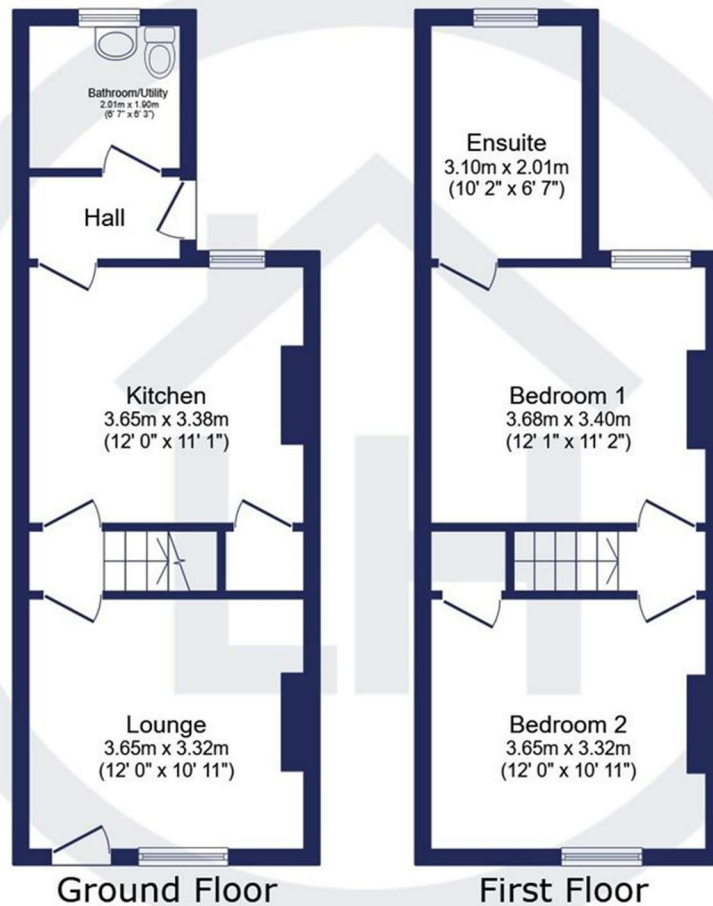
3.10m x 2.01m (10'02" x 6'07")

## 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.





Total floor area: 69.2 sq.m. (745 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

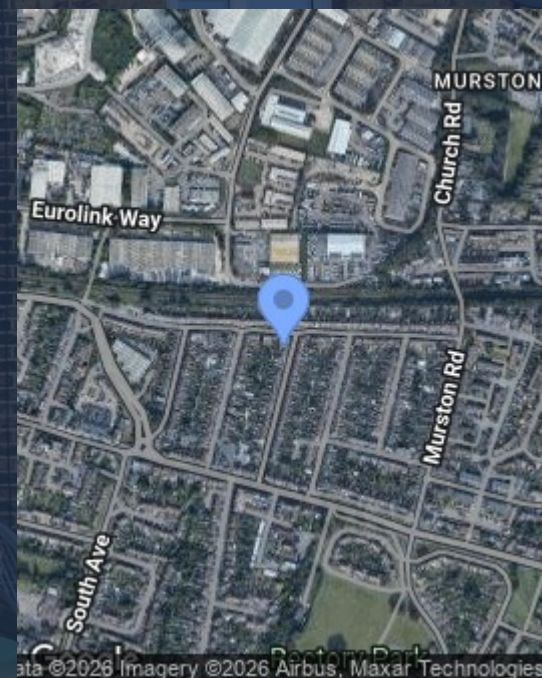


## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>80</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>54</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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