



Asking Price £230,000

Shortlands Road, Sittingbourne



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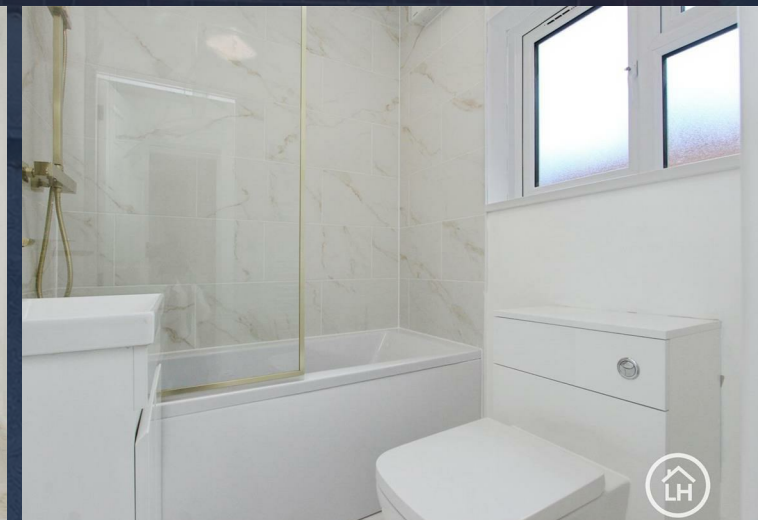
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Summary of Shortlands Road

Recently refurbished two-bedroom end-of-terrace home offering well-planned accommodation across two floors, with a bright and practical layout ideal for first-time buyers, couples or investors. The property combines modern presentation with a comfortable and functional arrangement, creating an excellent opportunity for those looking for a home that is ready to move into.

Key Features

- Recently refurbished throughout
- Two well-proportioned bedrooms
- End-of-terrace position
- Convenient ground-floor bathroom
- Versatile layout ideal for first-time buyers, couples or investors
- Well-connected location with convenient transport links to London and across Kent
- Excellent access to Sittingbourne town centre and local amenities
- Fantastic buy-to-let opportunity
- EPC D (60)
- Council tax band B



Property Overview

The ground floor provides a welcoming entrance porch and hallway leading into a spacious lounge, offering a versatile setting for relaxing and entertaining. To the rear is a well-proportioned kitchen/diner, providing an ideal space for everyday dining and socialising. A convenient ground-floor bathroom completes the downstairs accommodation.

Upstairs, the property offers two well-sized bedrooms, with the principal bedroom providing generous proportions and the second bedroom offering flexibility as a guest room, child's bedroom or home office. The first-floor layout provides comfortable private accommodation away from the main living areas.

Being an end-of-terrace property, the home benefits from its position at the end of the row, while the recent refurbishment means buyers can move in with minimal immediate work required. The combination of a separate lounge, kitchen/diner, two bedrooms and a downstairs bathroom creates a versatile layout with broad appeal.

Situated on Shortlands Road in Sittingbourne, the property is conveniently placed for local amenities, shops, leisure facilities and transport connections. Sittingbourne town centre and the mainline railway station provide further convenience for both day-to-day living and commuting.

Overall, Shortlands Road is an appealing recently refurbished two-bedroom end-of-terrace home, offering a practical and versatile layout in a convenient Sittingbourne location, making it an excellent choice for first-time buyers, couples and investors alike.

About The Area

Sittingbourne is a well-established and increasingly popular town in North Kent, offering an appealing balance of everyday convenience, excellent transport links and access to countryside and the coast. The town provides a broad range of amenities, making it a practical choice for homeowners, commuters and families alike.

The town centre offers a good selection of shops, cafés, restaurants and everyday services, alongside modern leisure facilities including a cinema and bowling. There are also several supermarkets, gyms and recreational facilities within the wider area, ensuring that most day-to-day needs are well catered for locally.

For families, Sittingbourne benefits from a variety of primary and secondary schools, including grammar school provision, while the surrounding villages

provide further educational options. The area also offers plenty of opportunities to enjoy the outdoors, with Milton Creek Country Park providing open spaces, walking routes and wildlife habitats. The nearby Swale estuary, Kent countryside and Isle of Sheppey add further opportunities for walks, days out and coastal escapes.

Transport is a particular strength of the area. Sittingbourne railway station provides regular services towards London, including high-speed services to St Pancras, as well as connections towards the Medway towns, Faversham and the Kent coast. By road, the town benefits from convenient access to the A2, A249 and M2, making it well positioned for journeys across Kent and further afield.

There is also plenty to enjoy in the surrounding area, from the Sittingbourne & Kemsley Light Railway and local leisure attractions to the wider Kent Downs and nearby coastal destinations. The combination of town amenities, green spaces, countryside and accessible transport makes Sittingbourne a versatile location for a wide range of lifestyles.

Overall, Sittingbourne offers a well-connected and convenient setting with an excellent mix of amenities, leisure facilities, schools, transport links and outdoor spaces, making it an attractive place to call home.

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

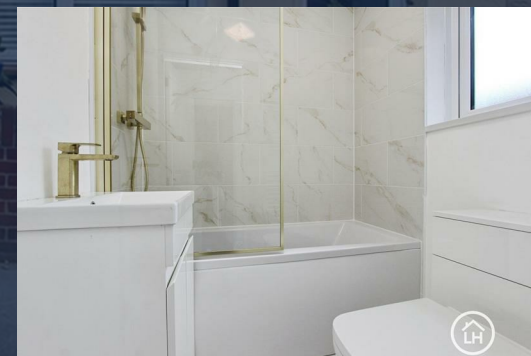
3.71m x 2.97m (12'02 x 9'09)

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.

Lets Keep It Local, Lets Keep It LambornHill





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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