



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



9 Platinum Way, Sittingbourne, ME10 1FS £1,700 Per Calendar Month

George Webb Finn are delighted to offer this newly build three bedroom end-terraced house to the market, situated on a modern development in the sought after area of Borden.

This modern property boasts a fully equipped modern kitchen breakfast room, spacious living room, three double bedrooms each equipped with fitted wardrobes and ensuite to master bedroom. The Property also boasts two parking spaces to the rear and an enclosed fair sized garden.

What sets this property apart is its eco-friendly features designed to save you money in the long run. With solar hot water system and a waste water heat recovery system, you can enjoy reduced energy bills while minimising your carbon footprint.

Available immediately on a long term let. Family pet accepted, no smokers. Applicants will require minimum household income £51,000.00 for rent affordability checks.

ACCOMMODATION

Entrance Lobby

Double glazed front door, light oak effect laminate flooring, radiator, doors to:

W.C

Light oak effect laminate flooring, white suite comprising of WC and wash hand basin with tiled splashback & mirror above, radiator.

Living Room 15'6" x 11'11" (4.73 x 3.64)

Light oak effect laminate flooring, double glazed bay window to front, 2 x radiators, fitted cupboard.

Kitchen Diner 10'2" x 15'3" (3.10 x 4.65)

Kitchen comprises: Light oak effect laminate flooring, newly fitted kitchen with pale beige gloss wall and base units and cream work surface above with splashback upstand. Stainless steel sink and drainer, built in stainless steel Zanussi fan assisted oven, Zanussi ceramic hob with splashback and stainless steel canopy extractor hood above. Integrated fridge / freezer, integrated dishwasher, integrated washing machine, cupboard containing gas boiler. Double glazed window, extractor fan, heat detector.

Dining Area comprises: Light oak effect laminate flooring, radiator, double glazed patio doors to rear garden.

Stairs & Landing

Fitted carpet, radiator, wooden banister rail, fitted cupboard, smoke detector. Door to inner landing with staircase to principle bedroom suite.

Bedroom Two 10'6" x 8'6" (3.21 x 2.60)

Fitted carpet, double glazed window, radiator, 2 x double fitted wardrobes.

Bedroom Three 11'6" x 8'6" (3.51 x 2.60)

Fitted carpet, double glazed window, radiator, 2 x double fitted wardrobes.

Bathroom 8'0" x 6'5" (2.46 x 1.98)

Wood effect vinyl flooring, matching white bathroom suite comprising of bath with half tiled wall surround, pedestal wash hand basin with tiled splashback & mirror above, WC. Heated towel rail, double glazed window.

Stairs and Landing

Fitted carpet, under stairs storage area, double glazed window, radiator.

Principle Bedroom 22'0" (max) x 15'1" (6.72 (max) x 4.61)

Fitted carpet, double glazed dormer window to front and velux windows to rear. Double fitted wardrobes in eaves & fitted cupboard with solar controls, 2 x radiators, door to:

En-Suite Shower Room

Wood effect vinyl flooring, white bathroom suite comprising of double shower cubicle with chrome thermostatic shower, pedestal wash hand basin with tiled splashback with mirror and electric socket above, WC. Heated towel rail, velux window,

OUTSIDE

Front - small garden area to front with planted border and path to front door.

Rear - fair sized fully enclosed garden with newly laid lawn, path leads to pedestrian gate at rear giving access to parking area. Small wooden shed.

Parking to rear for two cars.

GENERAL INFORMATION

Rent £1700.00 per calendar month

Deposit £1,961.54

Holding Deposit £392.30

Tenancy: An Assured Periodic Tenancy of twelve months duration

Council tax band: D

Energy Performance rating: B

Minimum Household Income Required £51,000 per annum

Viewings Strictly by prior appointment with the agent

Photographs and Virtual Tour created April 2026

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard construction

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Solar water

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK

Parking: Allocated car port and off street parking space

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

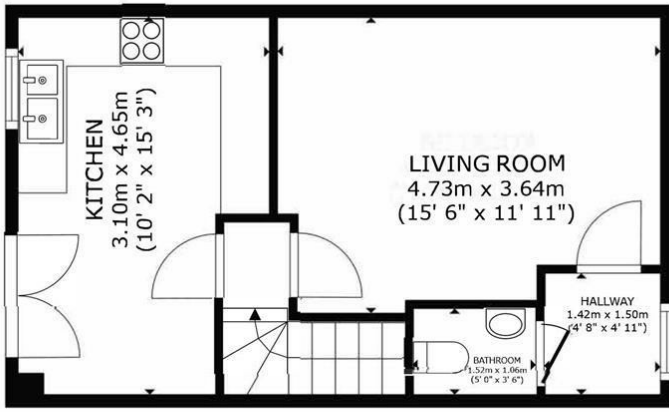
Coal mining area: No

Non-coal mining area: No

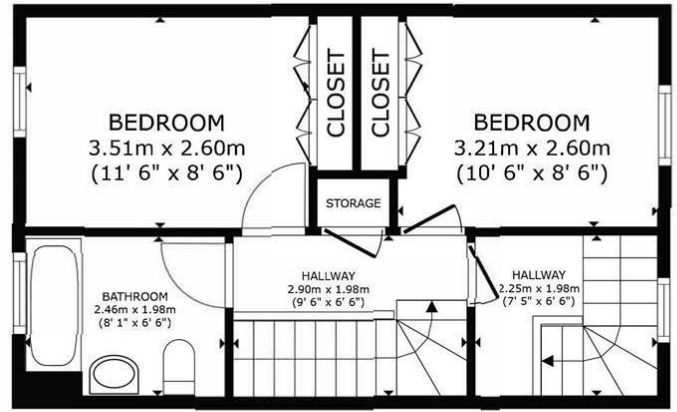
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

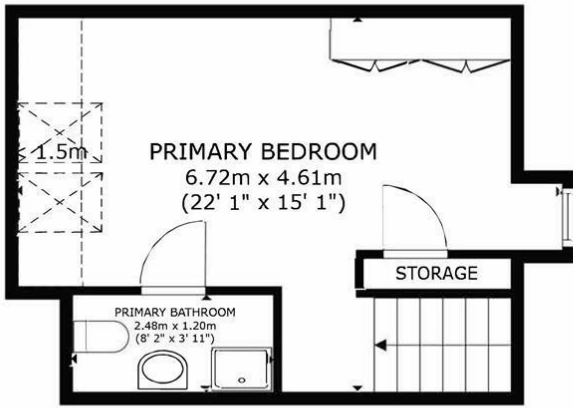
Floor Plan



FLOOR 1



FLOOR 2

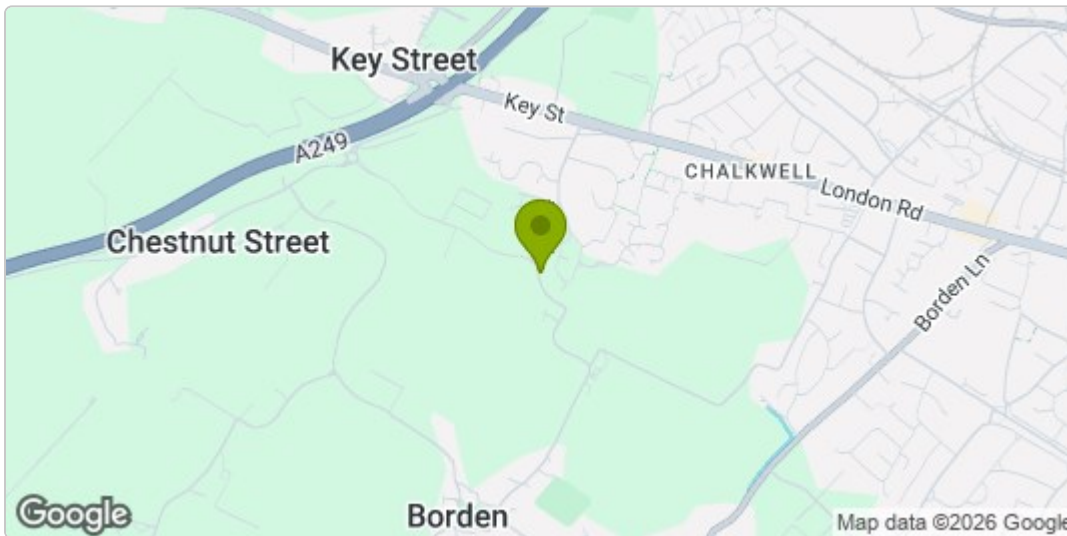


FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 36.8 m² (396 sq.ft.) FLOOR 2 36.6 m² (393 sq.ft.) FLOOR 3 25.0 m² (270 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 2.6 m² (28 sq.ft.)
 TOTAL : 98.4 m² (1,060 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		90	90
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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