



Harrier Drive,
Asking Price £220,000

Key Features

- Two Bedroom Terraced House
- Modern, Neutral Décor
- Well-presented throughout — move-in ready
- Generous rear garden offering outdoor potential
- Great access to Sittingbourne town centre, station & schools
- Welcoming Porch Entryway
- Well-Proportioned Bedrooms
- Superb Home Or Investment
- EPC Grade C (69)
- Council Tax Band B



Property Summary

Perfectly positioned in a quiet cul-de-sac on the ever-popular Harrier Drive, this well-presented two-bedroom terraced home offers an ideal opportunity for first-time buyers or investors alike.



Property Overview

Step through the front porch and you're welcomed by a bright hallway, with the bathroom conveniently located to your left, and the stairs ahead leading to the first floor. Straight ahead is the lounge—a comfortable, neutral space ideal for relaxing—flowing seamlessly into a dedicated dining area that benefits from direct views of the garden. The kitchen is tucked to one side, offering wraparound worktops, ample storage, and easy access to outdoor entertaining.

Upstairs you'll find two bedrooms: a well-proportioned double, and a slightly irregular-shaped second room that provides versatile space—perfect for a child's bedroom, home office, or creative studio setup with a bed, wardrobe, and play nook.

Outside, the rear garden is generous and well-balanced, featuring both a decked area for seating and a lawned section for play or planting—a blank canvas for green-fingered buyers or those who love to host.

The home is presented in good condition throughout, meaning you can move straight in, personalise at your own pace, or let it out with minimal fuss. Located just a short distance from local schools, shops, and commuter links, it strikes a great balance between comfort, convenience, and potential.

About The Area

Located on a peaceful residential street in south Sittingbourne, Harrier Drive sits within easy reach of everything a modern buyer could need. Families will appreciate being within walking distance of Canterbury Road Primary School (approx. 0.4 miles) and Highsted Grammar School (around 0.8 miles), both well-regarded for their academic performance. For commuters, Sittingbourne train station is just over a mile away, offering regular services to London Victoria, St Pancras, and the Kent coast. Local shops, cafés, and supermarkets are easily accessible, including a nearby Co-op and Morrisons. The town centre offers a full range of amenities, from high-street names to leisure facilities, while nearby Milton Creek Country Park and various play areas provide green space for weekend strolls and family time. With excellent road links via the A2 and A249 just minutes away, this area strikes the perfect balance between peaceful living and practical connectivity.

• Lounge

10'10 x 10'2

• Dining Room

7'10 x 7'3

• Kitchen

9'2 x 7'10

• Bathroom

6'11 x 6'3

• Bedroom One

10'2 x 7'3

• Bedroom Two

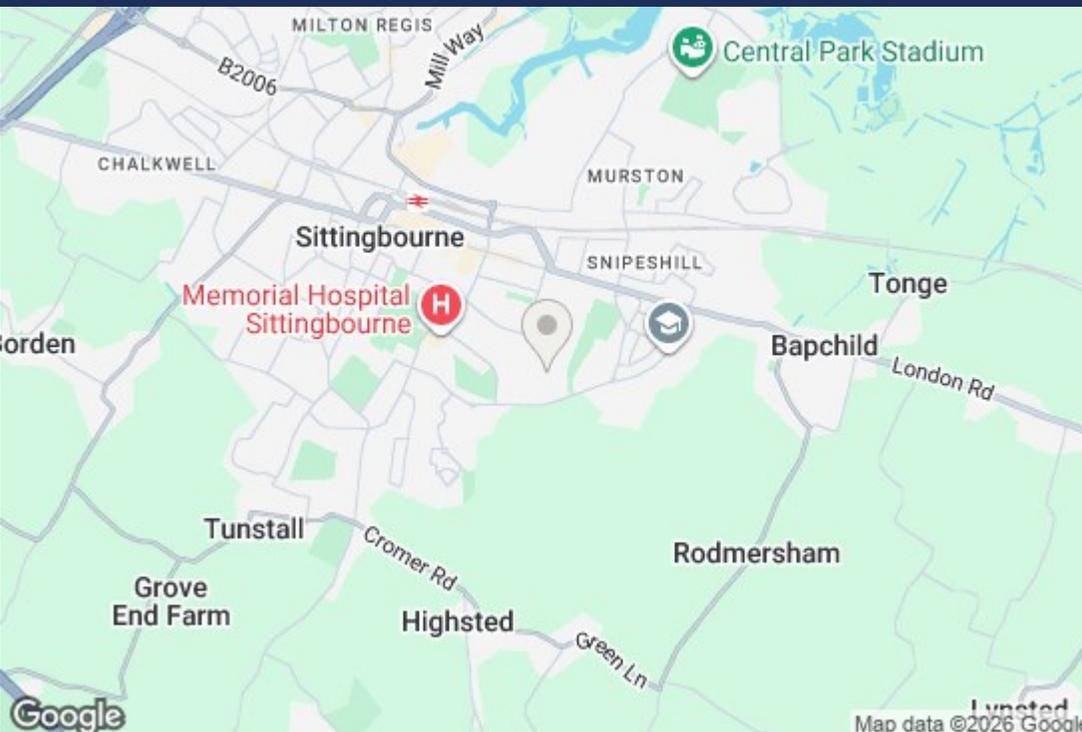
13'1 x 9'10

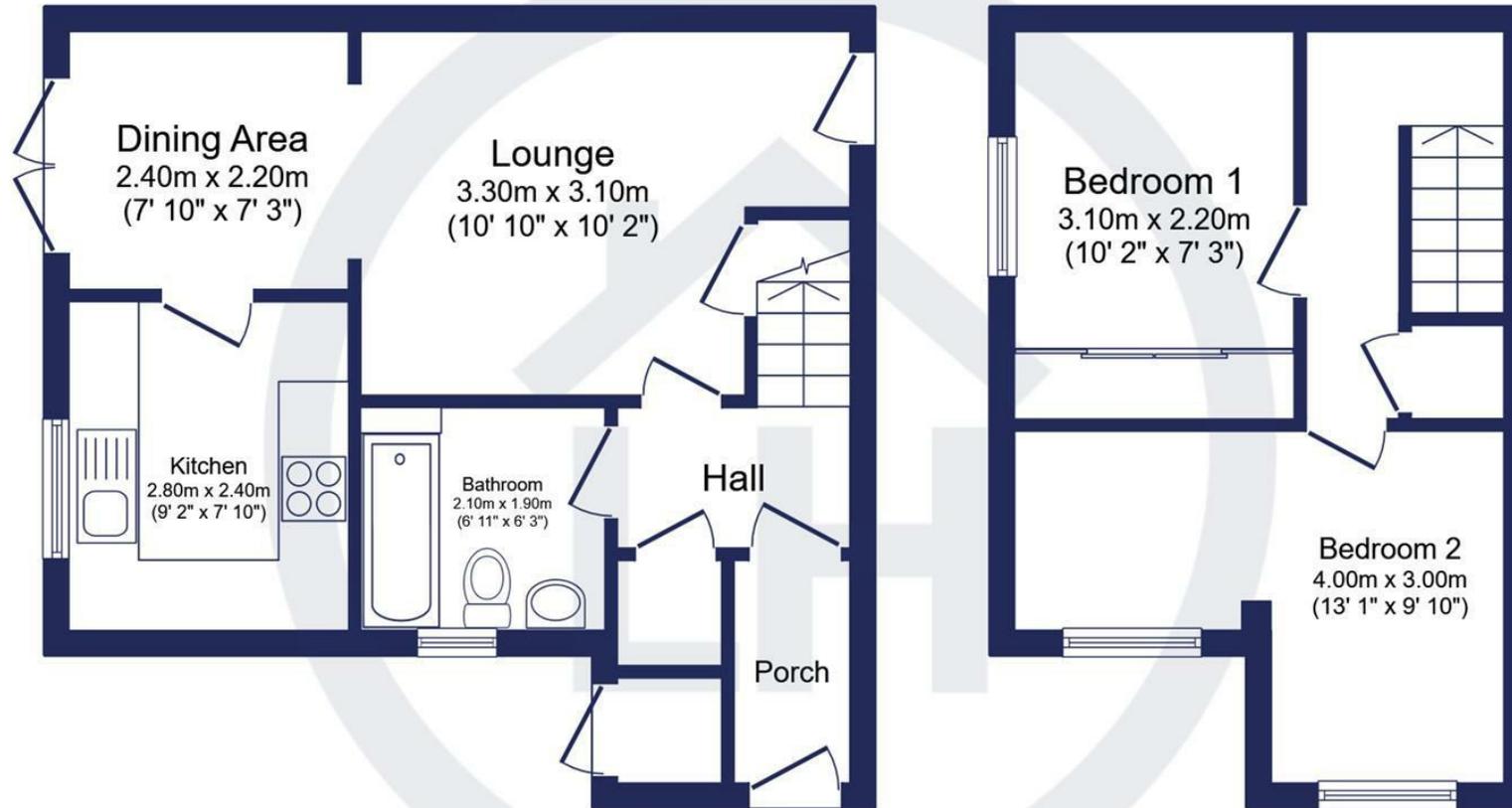
About LambornHill

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!





Ground Floor
 Floor area 36.8 sq.m. (396 sq.ft.)

First Floor
 Floor area 24.0 sq.m. (259 sq.ft.)

Total floor area: 60.8 sq.m. (654 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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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 | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (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 | | | |

Lamborn & Hill 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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