



King Street, Gillingham

£310,000



## Key Features

- **Four Bedroom Victorian Terrace**
- **Multi-Let Investment Opportunity**
- **Close To Gillingham Town Centre**
- **Useful Cellar Space**
- **Low Maintenance Rear Garden**
- **Walking Distance To Gillingham Train Station**
- **No Onward Chain**
- **Two Separate Bathrooms**
- **EPC Rating - D - (66)**
- **Council Tax Band - C**

## Property Summary

**\*\*This Property Is Sold Subject To Contract\*\***

LambornHill Estate Agents are pleased to present this spacious four-bedroom terraced home located on King Street, Gillingham. Currently arranged and used as a multi-let investment, the property offers generous and flexible accommodation across multiple floors, making it an appealing opportunity for buyers seeking strong rental potential or a sizeable home with versatile living space.

## Property Overview

The ground floor comprises a comfortable lounge, separate kitchen, and an additional reception room currently utilised as a bedroom, providing adaptable living arrangements. A further bedroom is also located on this level along with access to the cellar, which offers useful storage space.

To the first floor are two further well-proportioned bedrooms alongside a bathroom, with an additional shower room providing practical convenience for multi-occupancy living.

Externally the property benefits from a rear garden area and enjoys a central location within easy reach of local amenities, transport links and Gillingham town centre.

With its generous room sizes, flexible layout and established rental use, this property presents an excellent opportunity for buyers seeking a ready-made investment or those looking for a larger home with scope to adapt to their own needs.

## About The Area

King Street is conveniently located in the heart of Gillingham, offering excellent access to a wide range of local amenities and transport links. The area is popular with both homeowners and tenants thanks to its proximity to shops, schools and commuter routes.

Gillingham town centre is within easy reach and provides a variety of supermarkets, independent retailers, cafés and everyday conveniences. For commuters, Gillingham railway station offers regular high-speed services towards London and the Kent coast, making the location particularly attractive for those travelling for work.

The area also benefits from nearby green spaces, leisure facilities and well-regarded local schools, while the neighbouring towns of Chatham and Rochester offer additional shopping, dining and entertainment options.

Overall, the location combines convenience, accessibility and strong rental demand, making it a well-positioned setting for both residential living and property investment.

## Entrance Hall

### Lounge

9'8 x 9'7

### Kitchen

10'1 x 6'5

### Conservatory

7'7 x 5'3

### Bedroom One

13'1 x 12'

### Bedroom Two

12'2 x 11'1

### Bedroom Three

16'7 x 12'

### Bedroom Four

12'4 x 11'1

### Bathroom

12'6 x 5'9

### Bathroom

3'3" x 6'6"

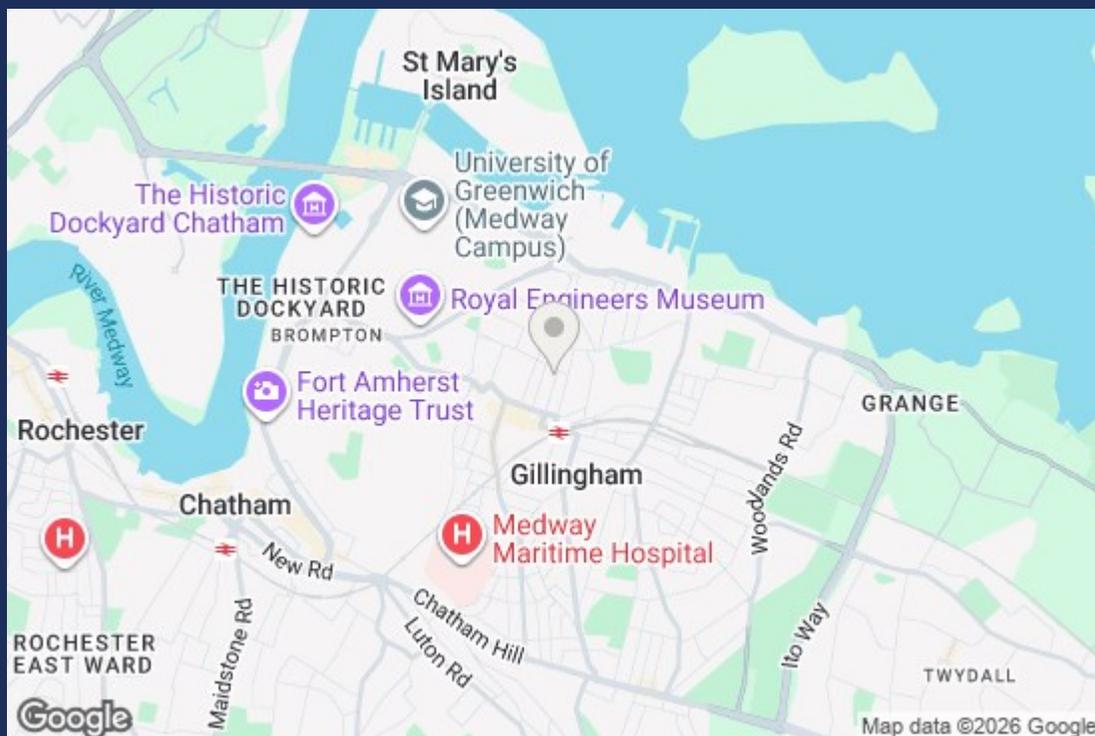
## Cellar

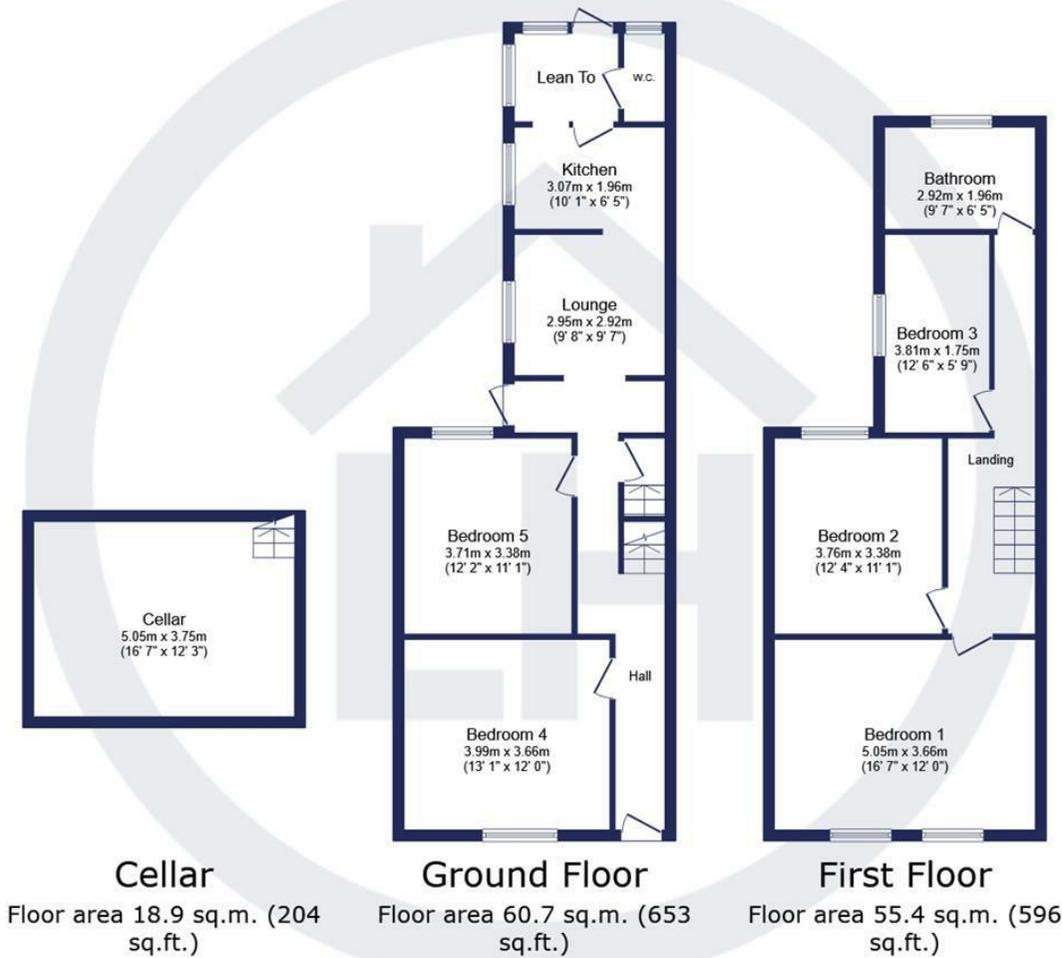
## About LambornHill

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: 135.0 sq.m. (1,453 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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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