



Guide Price £400,000

Hop Garden Crescent, Newington, Sittingbourne

Bedrooms: 3 Living Spaces: 1 Bathrooms: 2

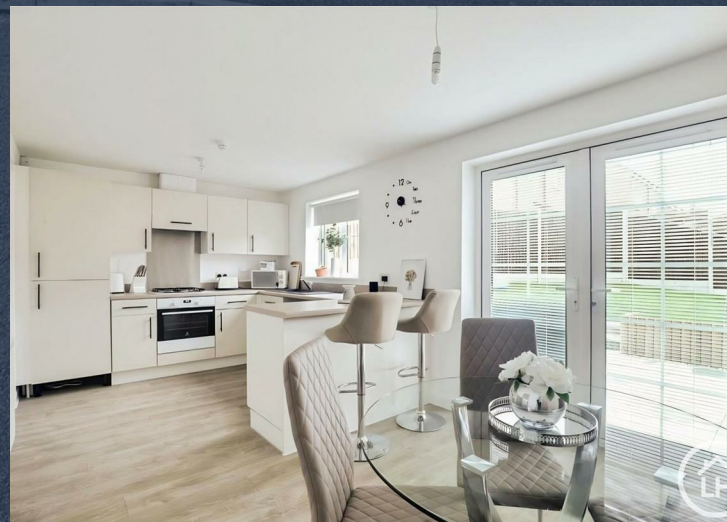


Summary of Hop Garden

GUIDE PRICE £400,000 - £425,000
LambornHill Estate Agents are pleased to present this well-presented three-bedroom detached family home, ideally suited to households seeking a comfortable, secure and long-term place to settle.

Key Features

- Three Bedroom Detached Family Home
- Ready To Move Into
- Spacious Kitchen/Diner
- Well Presented Throughout
- Close To Schools, Amenities & Transport Links
- Car Port Providing Off Road Parking
- Generous Main Bedroom With Ensuite
- Ground Floor Storage & W/C
- EPC Rating - B (84)
- Council Tax Banding - E



Property Overview

The property offers generous and well-balanced accommodation arranged over two floors, providing flexible living space that works equally well for growing families or those needing room to work from home.

On the ground floor, the home features a bright and welcoming lounge, perfect for everyday living, along with a spacious kitchen/diner that comfortably accommodates family meals and daily routines. Practical additions include a ground-floor WC and useful storage, helping to keep the home organised and clutter-free.

Upstairs, there are three well-proportioned bedrooms, including a particularly generous main bedroom, alongside a modern family bathroom. The layout is thoughtfully designed to provide both privacy and comfort for all occupants.

Externally, the property benefits from a car port, offering convenient off-street parking, and outdoor space suitable for relaxation or family use. The home is well maintained throughout, allowing new occupants to move in with minimal effort.

Situated within a quiet residential location, the property enjoys good access to local amenities, schools, green spaces and transport links, making it ideal for households looking for stability, community and convenience.

An excellent opportunity to secure a quality detached home in a popular Newington location.

About The Area

Hop Crescent Garden is located within a well-established residential area of Newington, offering a calm and family-friendly environment that appeals to those seeking a settled and supportive community.

The area benefits from a good range of local amenities, including shops, supermarkets, healthcare services and leisure facilities, all within easy reach. Several primary and secondary schools are located nearby, making the location particularly suitable for households with children of varying ages.

For everyday convenience, Sittingbourne town centre provides additional shopping, dining and service options, while excellent transport links connect residents to surrounding towns and London. Sittingbourne mainline station offers regular rail services, and road connections via the A2 and M2 make commuting straightforward.

Outdoor and recreational spaces are also well catered for, with local parks, green spaces and walking routes nearby, supporting an active and balanced lifestyle.

Overall, Hop Crescent Garden offers a location that combines practical convenience, accessibility and a sense of community, making it an ideal setting for long-term family living.

Lounge

3.94m x 3.73m (12'11 x 12'3)

Kitchen/Diner

5.54m x 2.87m (18'2 x 9'5)

Utility Room

W/C

Bedroom One

3.96m x 3.28m (13' x 10'9)

Ensuite

Bedroom Two

2.92m x 2.90m (9'7 x 9'6)

Bedroom Three

2.92m x 2.54m (9'7 x 8'4)

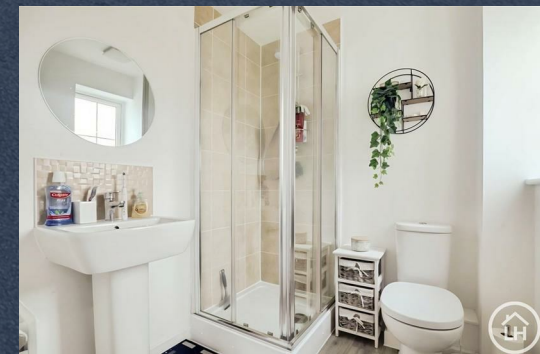
Bathroom

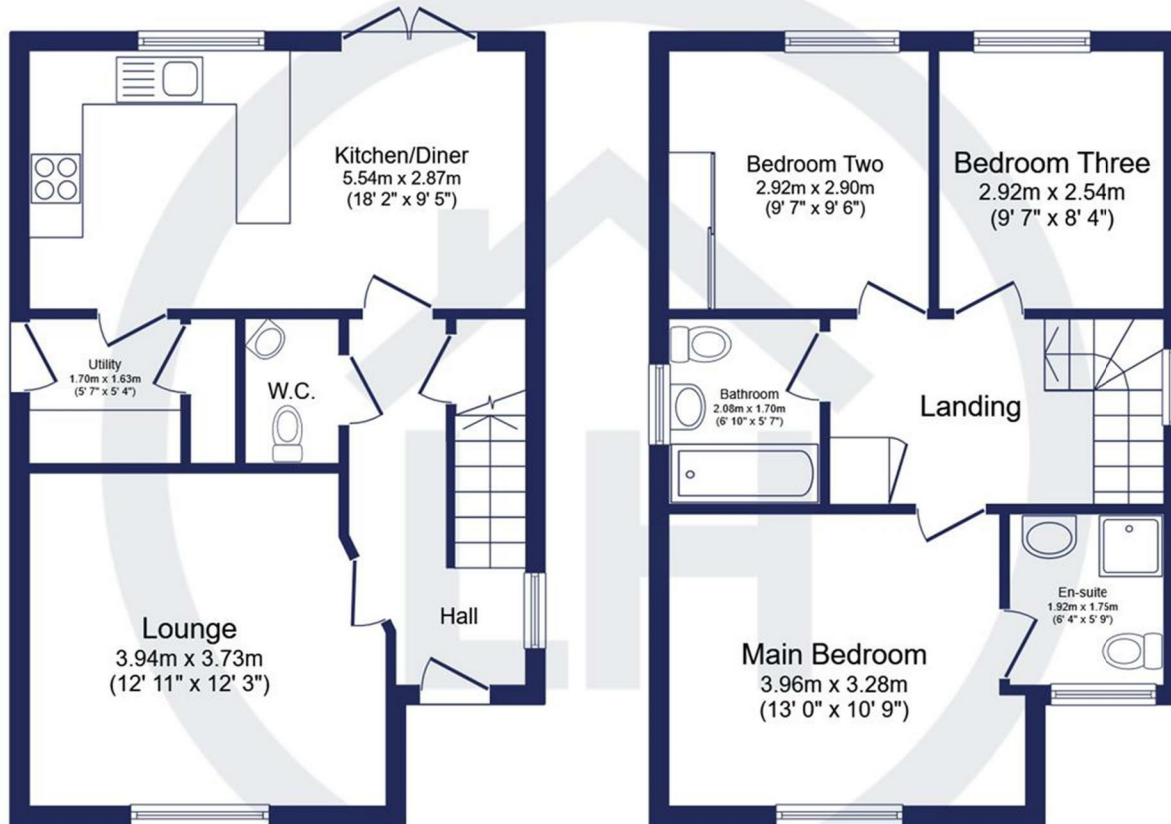
About LambornHill

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 44.9 sq.m. (483 sq.ft.)

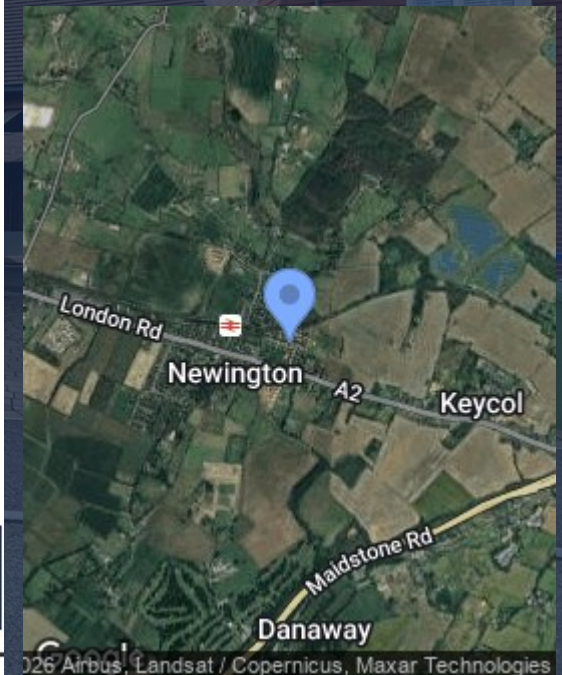
First Floor
Floor area 44.9 sq.m. (483 sq.ft.)

Total floor area: 89.8 sq.m. (967 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		94
(81-91) B	83	
(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



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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