

*Family  
Homes*

Guide price £400,000  
Sittingbourne, ME10



 0  
Bedroom

 0  
Bathroom

 0  
Receptions





- 8X 2 Bed Apartments
- Strong Rental Area
- Good Long Term Capital Appreciation
- Micro Pub
- Walking Distance To Mainline Train Station
- 2 Miles To A249
- Town Centre Location
- Allocated Parking For Each Apartment
- 4.5 Miles To M2

A rare opportunity to acquire a prominent building in Sittingbourne Town Centre, the former public house has planning permission for 8 residential units along with a micro pub.

The planning comprises the construction of 4x 2 bedroom duplex apartments and 3x 2 bedroom apartments. Conversion of the existing building will create a micro pub and further 2 bedroom apartment.

Situated in a prime Sittingbourne town centre location you will have a strong rental demand as well as future capital growth.  
£400,000+VAT

Full details of the site can be found using ref: 21/505139/FULL

**\*\*This property may be subject to VAT, however assistance can be given to reclaim if required\*\***

Call Family Homes to discuss your interest on 01795 473434

Following the Estate Agents Act 1979, we must disclose that we have a personal interest in this property





Certificate Number : \*\*Exemption

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 0       | 0         |

[https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/\\*\\*Exemption](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/**Exemption)

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