

Offers Over £360,000

High Street, Newington, Sittingbourne

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Summary of High Street

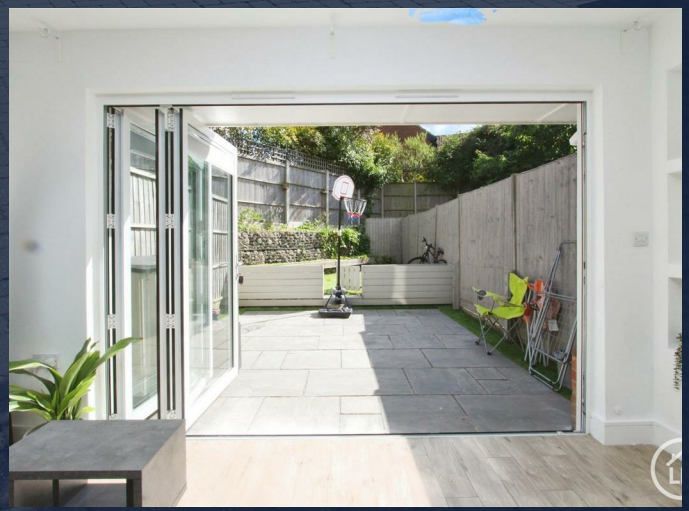
Welcome to Charlotte Court – an exceptional four-bedroom Mid-terraced home, situated within an exclusive gated enclave of just four properties, discreetly positioned off Newington High Street. This modern and beautifully maintained residence offers the perfect blend of security, style, and space, ideal for growing families or upwardly mobile professionals.

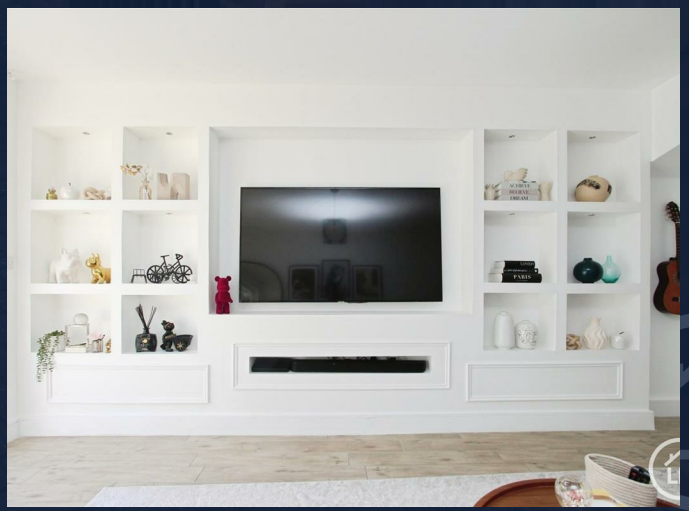
Key Features

- Four Bedroom Spacious Terrace House
- Exclusive Gated Development
- Double Carport Parking
- Spacious Lounge-Diner with Bi-Fold Doors
- Modern Fitted Kitchen
- Convenient W/C on Ground Floor
- Village Location with Excellent Transport Links
- Three Toilets Situated One On Each Floor
- EPC Grade B (85)
- Council Tax Band D

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Ground Floor

Lounge
7.11m x 3.99m (23'4 x 13'1)

Kitchen
3.30m x 2.01m (10'10 x 6'7)

W/C

1st Floor

Bedroom Two
3.91m x 2.69m (12'10 x 8'10)

Bedroom Three
3.51m x 2.01m (11'6 x 6'7)

Bedroom Four
2.49m x 1.91m (8'2 x 6'3)

Family Bathroom
2.21m x 2.01m (7'3 x 6'7)

Second Floor

Bedroom One
3.99m x 3.61m (13'1 x 11'10)

Ensuite
3.10m x 1.80m (10'2 x 5'11)

Property Overview
The home begins with the convenience of a private carport providing parking for two vehicles, ensuring practicality from the outset. Upon entering, you're greeted by a smart entrance hall, with the contemporary kitchen immediately to the left, offering generous worktop space and integrated appliances. Ahead lies the bright and spacious lounge/diner, thoughtfully designed for open-plan living and complete with bi-folding doors that extend your living space out to the well-proportioned rear garden—perfect for entertaining or quiet evenings in.

The ground floor also features a stylish W/C and a well-positioned staircase leading to the upper levels. On the first floor, you'll find three bedrooms—two of which are comfortable doubles, while the third makes for an excellent nursery, office, or guest room. A well-appointed family bathroom serves this level.

The top floor is dedicated to the impressive master suite, complete with its own modern en-suite shower room. With excellent proportions and tasteful décor throughout, this home offers a turn-key opportunity in a rarely available setting.

Finished with a high-spec heating system and located within walking distance to Newington's amenities and train station, this home perfectly balances privacy, accessibility, and modern living.

About The Area
Newington is well-equipped for day-to-day living, offering a Co-op supermarket, pharmacy, post office, doctors' surgery, and several takeaway outlets and pubs, all within walking distance. For families, Newington CEP Primary School (rated Good by Ofsted) is just 0.3 miles away, and several secondary school options are within short driving distance.

Transport links are a major asset. Newington train station is just 0.4 miles from the property, offering direct services to London Victoria and Dover Priory, making it an ideal location for commuters. The A2 and M2 motorways are also easily accessible, connecting you quickly to Sittingbourne, Rainham, and beyond.

For leisure and green spaces, Borden and Hartlip countryside walks are nearby, while Sittingbourne town centre is a short drive (approx. 10 minutes) and provides larger supermarkets, retail parks, and leisure facilities.

In summary, Newington offers a perfect lifestyle balance—a welcoming village atmosphere with excellent connectivity, making it a favourite among professionals, families, and those seeking a peaceful yet well-connected place to call home.

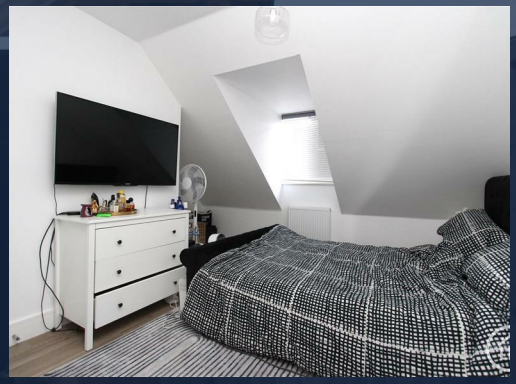
About LambornHill
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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 Lamborn HIll!

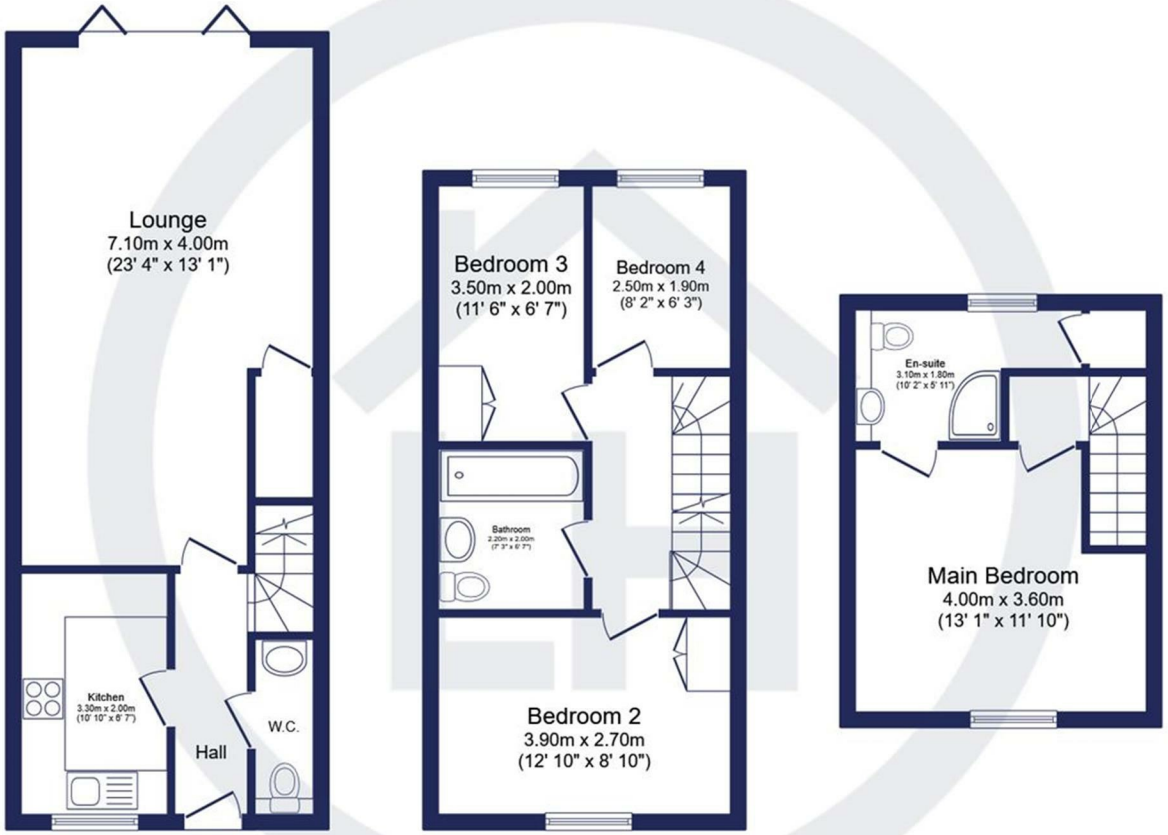
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Ground Floor
Floor area 42.0 sq.m. (452 sq.ft.)

First Floor
Floor area 34.4 sq.m. (370 sq.ft.)

Second Floor
Floor area 22.0 sq.m. (237 sq.ft.)

Total floor area: 98.4 sq.m. (1,059 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

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