



Asking Price £189,000

Holly Blue Drive, Iwade, Sittingbourne



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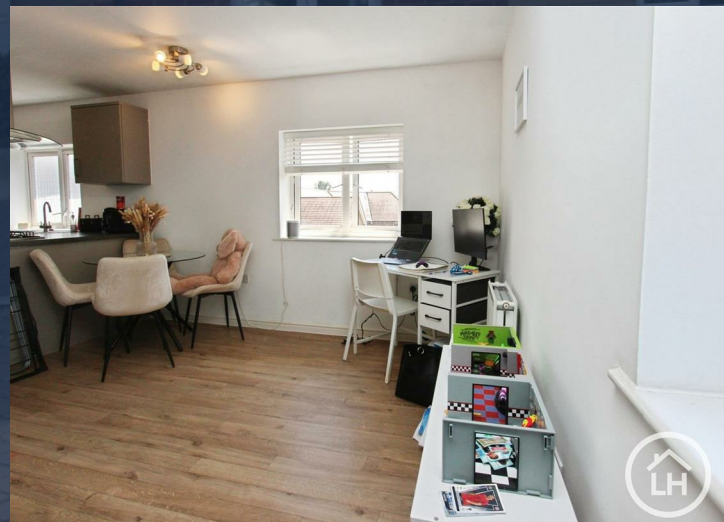


Summary of Holly Blue Drive

Situated in the popular village of Iwade, this well-presented two-bedroom first-floor apartment offers modern, low-maintenance living, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

Key Features

- 2 Bedroom Flat
- Service Charge - £1800
- EPC B (81)
- Council Tax Band - B
- 1 Allocated parking space
- Popular village location with excellent transport links
- Ideal for first-time buyers, investors or downsizers
- Well-presented throughout
- Excellent transport links to Sittingbourne, the A249, M2 and London



Property Description

Upon entering the apartment, you are welcomed by a generous entrance hall that provides access to all principal rooms and benefits from useful built-in storage, offering a practical space for coats, shoes and household essentials. The heart of the home is the impressive open-plan kitchen, living and dining room. This expansive room is flooded with natural light from multiple windows, creating a bright and inviting atmosphere. The spacious layout offers clearly defined areas for relaxing, dining and entertaining while maintaining an open, sociable feel.

The contemporary fitted kitchen features a range of modern wall and base units, ample worktop space, integrated cooking facilities and room for additional appliances, making it equally suited to everyday living and hosting family and friends. The principal bedroom is a generous double room, offering plenty of space for wardrobes and additional furniture. A real advantage is the modern en-suite shower room, fitted with a walk-in shower enclosure, wash hand basin and WC, providing added comfort and privacy.

Bedroom two is another well-proportioned room that offers excellent flexibility. It could serve as a comfortable guest bedroom, nursery, home office or dressing room depending on individual requirements, making the apartment well suited to a variety of buyers.

The family bathroom is finished to a modern standard and comprises a panelled bath with shower attachment, wash hand basin and WC. Bright and neutrally decorated, it provides a stylish yet practical space for everyday use.

Throughout the apartment, the neutral décor, double glazing and gas central heating create a warm and welcoming home that requires little immediate work, allowing new owners to simply unpack and enjoy. Externally, the property benefits from allocated parking and well-maintained communal areas, offering convenience and peace of mind for residents. This attractive apartment combines generous living space with modern convenience, making it a fantastic choice for a wide range of purchasers seeking a home that is both stylish and practical.

About The Area

Located on Holly Blue Drive, the property enjoys easy access to local shops, schools, healthcare facilities and countryside walks, while Sittingbourne town centre and railway station are just a short drive away. Excellent road links via the A249, A2 and M2 make commuting to Maidstone, Medway and London straightforward. Iwade offers a quieter village atmosphere while remaining close to larger towns. The area is known for its community feel, modern developments and access to green spaces, making it ideal for those looking to balance convenience with a more relaxed pace of life. Overall, Holly Blue Drive provides the best of both worlds—peaceful village living with easy access to major transport routes, shopping facilities and the wider attractions of Kent.

Open plan living area

6.74 x 6.41 (22'1" x 21'0")

Bedroom One

3.27m x 3.04m (10'8" x 9'11")

Bedroom Two

3.27 x 2.21 (10'8" x 7'3")

Bathroom

2.11m x 1.65m (6'11" x 5'5")

En suite

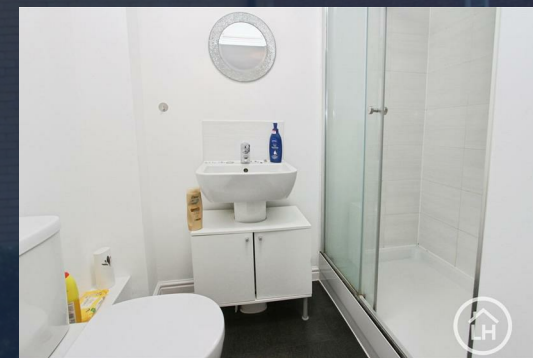
2.05 x 1.48 (6'8" x 4'10")

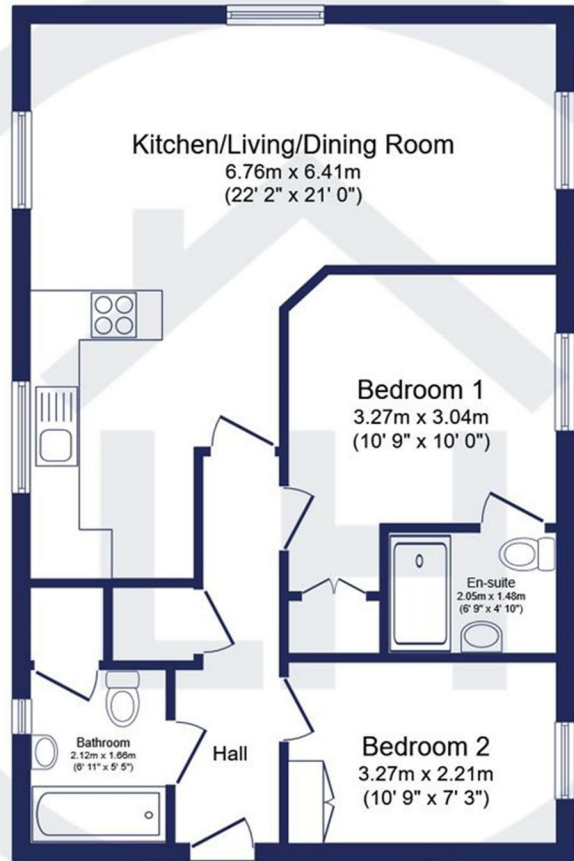
About LambornHill

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





Floor Plan

Total floor area: 64.0 sq.m. (689 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		
(81-91) B	81	81
(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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