

Prince Charles Avenue, Sittingbourne

**Guide Price £130,000**

## Key Features

- Top-Floor Maisonette
- Private Garden
- Separate Storage Shed
- Spacious Bedroom
- Great First-Time Buyer Opportunity
- Loads of Storage
- Peaceful Residential Setting
- Excellent Transport Links
- Council Tax Band: A
- EPC Rating: D (76 Expired)

## Property Summary

\*\*\* Guide Price £130,000 - £140,000 \*\*\*

If you're looking for a property you can truly make your own, this top-floor maisonette is bursting with potential. Located on the ever-popular Prince Charles Avenue, this home offers an excellent blend of space, privacy, and outdoor access—ideal for first-time buyers, investors, or those wanting to escape shared entrances and communal gardens.



## Property Overview

With its own private entrance, the property welcomes you via a staircase that leads up to a surprisingly generous interior. The main bedroom is an impressive 15'8", offering more space than most flats in this price range. A separate lounge, fitted kitchen, and bathroom complete the layout, all of which are perfectly functional but could benefit from a little love—giving you the opportunity to update and personalise to your taste.

Outside, the maisonette benefits from a private garden, perfect for relaxing, planting, or creating a small entertaining space. You'll also find private outdoor storage, providing practical convenience for tools, bikes, or seasonal items.

Whether you're looking for your first step on the ladder or a great buy-to-let project, this one is well worth a closer look.

## About the Area

Prince Charles Avenue is situated in a well-established residential pocket of Sittingbourne, offering a convenient lifestyle with everything you need close at hand. The area is particularly popular with first-time buyers and investors due to its strong local community, good transport links, and affordable housing stock.

Residents benefit from easy access to Sittingbourne town centre, which offers a mix of high-street shops, independent stores, cafés, and supermarkets. Sittingbourne station is just over a mile away, providing regular rail services to London Victoria, St Pancras, and Canterbury, making this location ideal for commuters.

There are several reputable primary and secondary schools nearby, as well as leisure facilities including Milton Creek Country Park, gyms, and cinemas. For those travelling by car, the nearby A2 and A249 offer direct routes to the M2 and M20, ensuring excellent road connectivity across Kent and beyond.

Whether you're commuting, starting a new chapter, or investing in your future, Prince Charles Avenue is a smart choice for a balanced and connected lifestyle.

### • Lounge

128 x 11'



### • Kitchen

11' x 6'5

### • Bedroom One

15'8 x 10'5

### • Bathroom

6'2 x 6'5

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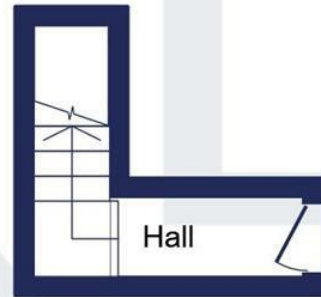
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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.

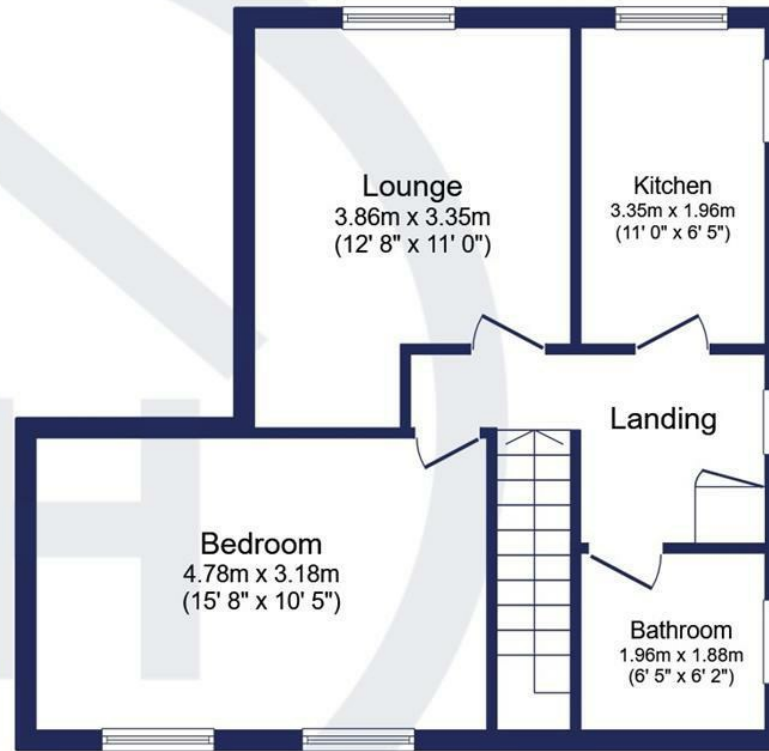
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**Ground Floor**  
Floor area 3.8 sq.m. (41 sq.ft.)

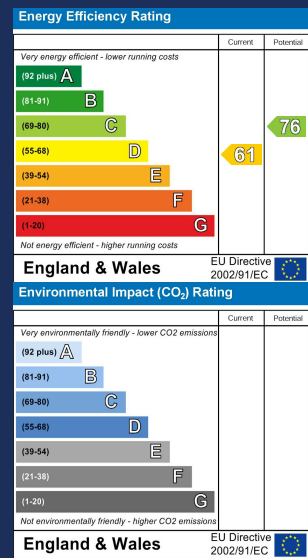


**First Floor**  
Floor area 47.4 sq.m. (510 sq.ft.)



**Total floor area: 51.2 sq.m. (551 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)



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