



Cross Lane, Sittingbourne
Guide Price £180,000

Key Features

- Two Bedroom Terrance House
- Perfect First Step Onto The Property Ladder
- Private Courtyard Garden
- Close to Milton Creek Country Park
- Strong Rental Yield
- Opportunity to Add Value
- No Onward Chain
- Walking Distance to Station & Town Centre
- EPC Grade: C (91)
- Council Tax Band: B



Property Summary

GUIDE PRICE £180,000 - £195,000

If you're searching for a well-located home that offers a fantastic opportunity to add value, Cross Lane delivers just that. Whether you're a first-time buyer ready to take your first step onto the property ladder or a buy-to-let investor looking for strong returns (with a potential rental yield of 7%+), this two-bedroom mid-terrace is full of untapped promise.



Property Overview

Tucked away in a convenient Milton location, the property is offered with no onward chain, streamlining the move-in or investment process. Inside, you'll find a bright and open-plan lounge area, which flows directly into the kitchen/dining space — offering a sociable layout ready to be modernised. Off the rear lobby is a ground-floor bathroom, while upstairs there are two well-proportioned double bedrooms, ideal for shared occupancy or those needing flexible work-from-home space.

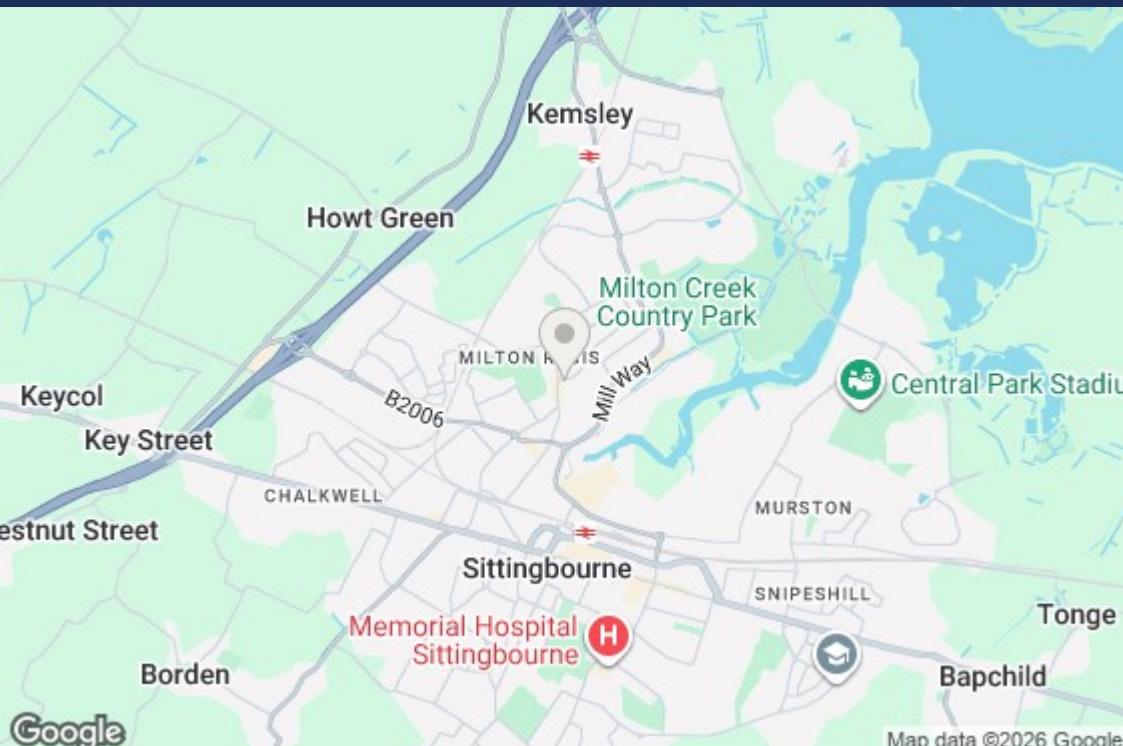
The home already benefits from gas central heating and double glazing, providing a solid base for refurbishment. Outside, an enclosed courtyard garden provides a manageable yet charming outdoor space, perfect for low-maintenance living or tenant appeal.

About the Area

Cross Lane is located in the popular Milton Regis area of Sittingbourne — a neighbourhood prized for its blend of community charm and everyday convenience. Just a short walk from the town centre and Sittingbourne mainline station, residents enjoy easy rail access to London Victoria and St Pancras, making this a strategic spot for commuters and professionals alike.

Milton offers a selection of local shops, cafés, and pubs that give the area its unique character, while the nearby Forum Shopping Centre, supermarkets, and leisure facilities provide everything you need within easy reach. Families benefit from access to well-rated local schools, and green spaces like Milton Creek Country Park offer a welcome escape into nature for weekend strolls or outdoor exercise.

With quick links to the A2 and M2, the location is well-connected for both local journeys and longer travel across Kent and beyond. Whether you're stepping onto the property ladder or building a portfolio, Cross Lane puts you right at the heart of it all.



- **Open Plan Kitchen / Diner**
22'7 x 11'11

- **Bathroom**

- **Bedroom One**
11'11 x 11'6

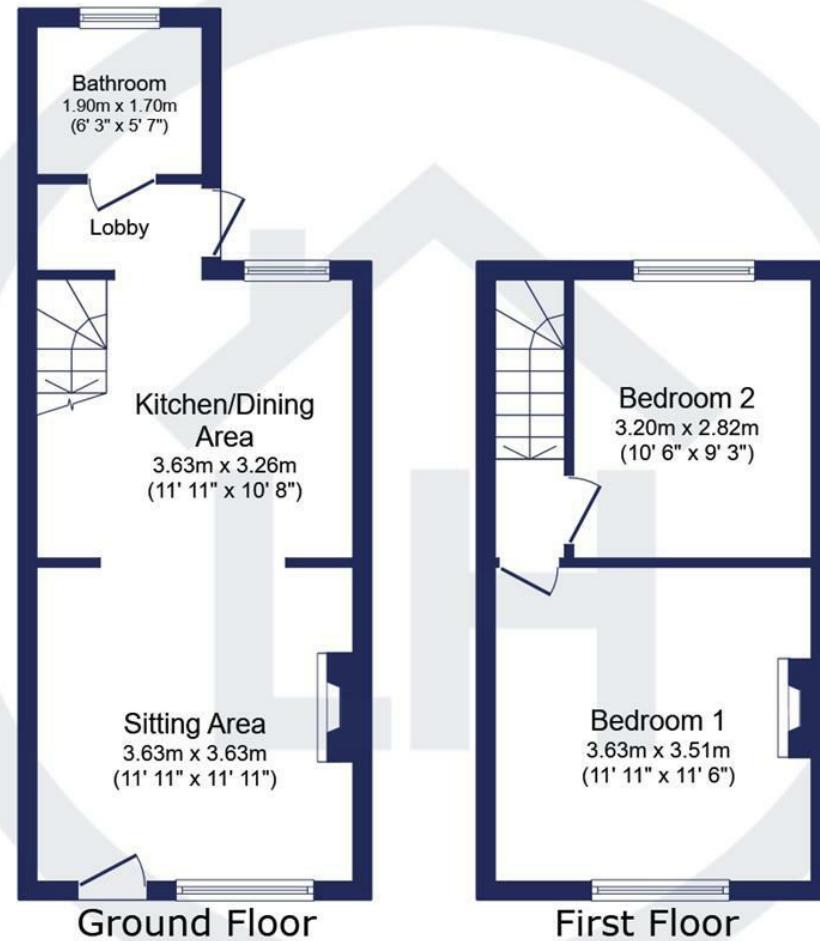
- **Bedroom Two**
10'6 x 9'3

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



Total floor area: 55.7 sq.m. (599 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

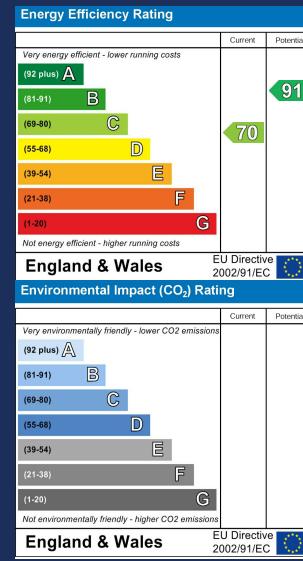
Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, 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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