



**Watsons Hill, Sittingbourne**  
**Asking Price £230,000**

## Key Features

- Two Bedroom Mid-Terrance Property
- Great first-time buy or Buy To Let
- Garage + private parking
- Two well-proportioned bedrooms
- Front Garden Kerb Appeal
- Scope To Add Value
- Well Situated for access into & out of Sittingbourne
- Separate kitchen and lounge
- EPC Rating D (60)
- Council Tax Band B



## Property Summary

Ideal for first time buyers or buy-to-let investors, this two bedroom home comes with the big ticket extras already in place, a garage with rear vehicle access, an allocated parking space, and a surprisingly generous rear garden with direct access from the parking area. Add in the potential rental yield of around 6.5–7% (subject to purchase price and rent achieved) and the chance to add value with some cosmetic updating, and you've got a very appealing opportunity in a popular part of Sittingbourne.



## Property Description

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Step in through the porch into a welcoming hallway that links the front-facing kitchen and the main lounge. The kitchen sits to the front of the property and offers a practical layout with space for your appliances and scope to modernise to your own taste. At the rear, the lounge provides a comfortable everyday living space, opening into the lean-to, a handy extra area that works well as a garden room, hobby space or additional storage and brings plenty of light into the ground floor.

Upstairs you'll find two bedrooms, both with room for proper bedroom furniture, plus the bathroom off the landing. The layout makes for an easy, traditional two-bed home with no awkward access through rooms, ideal for sharers or tenants.

Outside, the rear garden is a real bonus, mainly laid to lawn with mature planting, it feels private and green. Combine this with the addition of a garage and parking space. With a little TLC and updating inside, Watsons Hill has all the fundamentals in place to become a smart first home or a solid long-term rental in a convenient location.

## About The Area

Watsons Hill sits in a really handy spot on the western side of Sittingbourne, just off the A2 and a short distance from the town centre. From here you've got easy access to local shops on London Road, Sittingbourne Retail Park and the main High Street, giving you supermarkets, cafés, restaurants and everyday essentials within very easy reach.

For families, there's a good choice of schools nearby, including Westlands Primary School and Westlands Secondary/ Sixth Form, plus Borden Grammar School a little further along London Road. Leisure time is well catered for too, with parks and green spaces around the town and the larger Milton Creek Country Park only a short drive away for dog walks and weekend strolls.

Commuters are well served, Sittingbourne railway station is within easy reach, offering regular services to London Victoria, London St Pancras (via High Speed), Canterbury and Dover, while the nearby A2 links quickly to the A249 for access to the M2 and M20.

### Lounge

13'11 x 11'11

### Kitchen

11'4 x 8'0

### Lean To

13'0 x 5'1

### Bedroom One

11'8 x 9'11

### Bedroom Two

11'5 x 7'8

### Bathroom

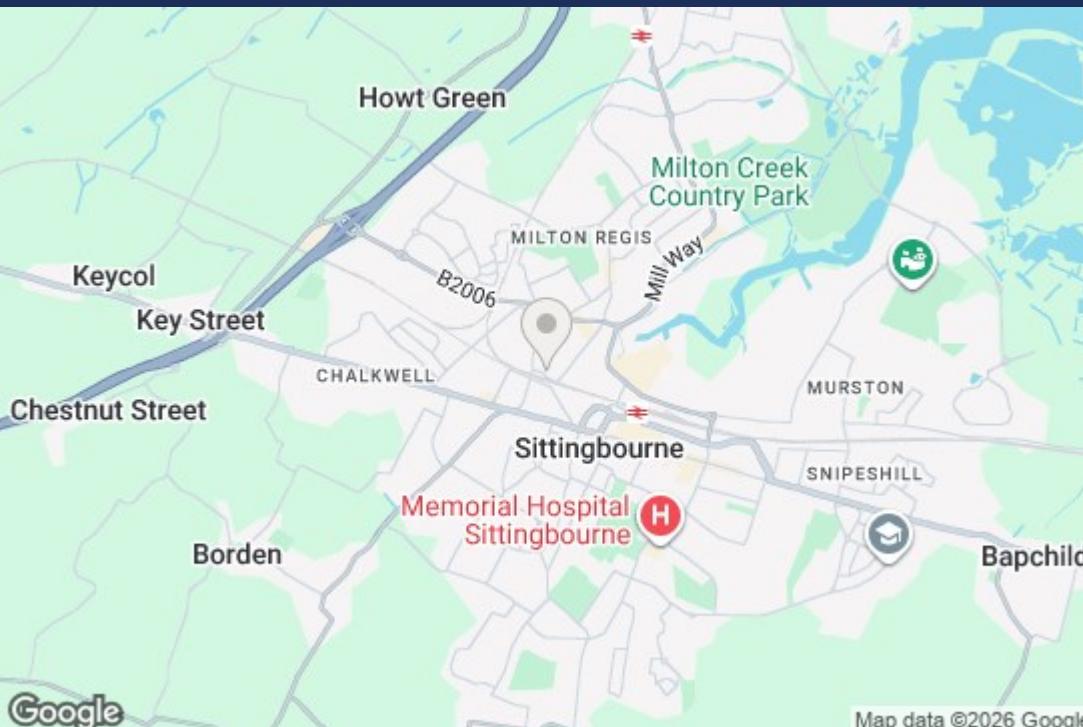
7'6 x 5'10

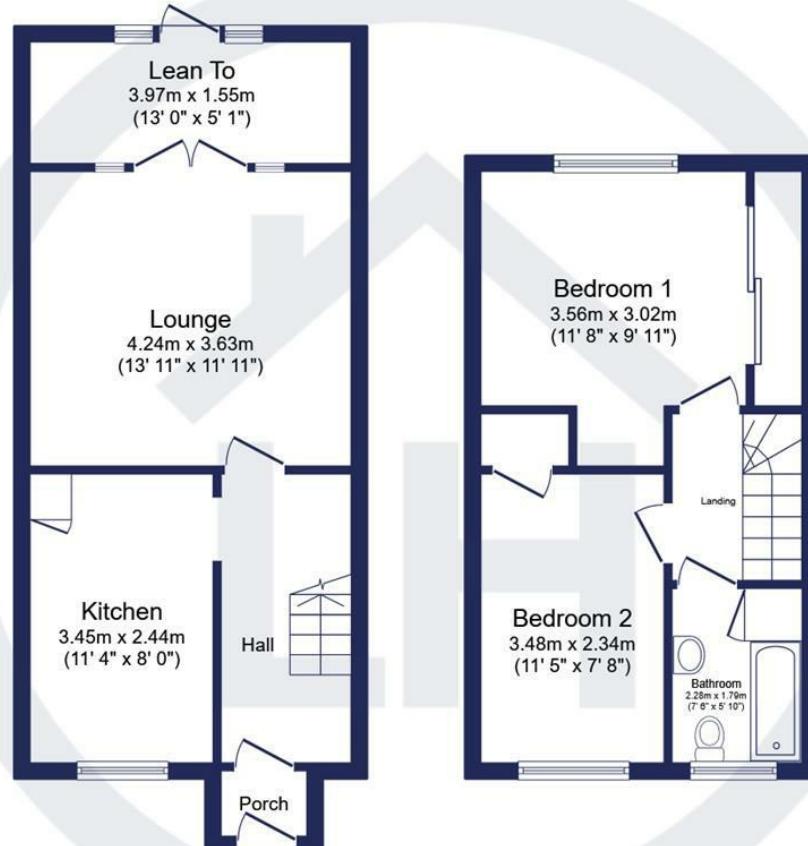
## About LambornHill

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**





**Ground Floor**

Floor area 40.6 sq.m. (437 sq.ft.)

**First Floor**

Floor area 32.4 sq.m. (349 sq.ft.)

**Total floor area: 72.9 sq.m. (785 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)



**LambornHill**

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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