



Danes Drive, Leysdown-On-Sea, Sheerness

*Asking Price £325,000*

## *Key Features*

- **Luxury Two Bedroom Bungalow**
- **Three bedroom square footage In two bedroom form factor**
- **Renovated to a high standard in 2022**
- **Huge 27'7" x 8'11" kitchen**
- **Luxury bathroom with four-piece suite**
- **Solar panels with battery storage + electric heating**
- **Long, private rear garden**
- **Peaceful coastal village location near local amenities**
- **EPC Rating D (58)**
- **Council Tax Band C**



## *Property Summary*

This beautifully upgraded two-bedroom bungalow, set in the peaceful coastal village of Leysdown-On-Sea, offers the perfect combination of modern luxury, thoughtful design, and energy-efficient living—all on one level.



## Property Overview

Renovated to a superb standard in 2022 with no expense spared, the property delivers the internal space typically expected from a three-bedroom bungalow, cleverly reconfigured into an expansive and airy two-bedroom layout. At the heart of the home lies the exceptionally large kitchen, measuring an impressive 27'7" x 8'11", ideal for those who enjoy cooking and entertaining in comfort.

The accommodation includes two spacious double bedrooms and a standout bathroom that's comparable in size to a double bedroom, featuring a luxurious four-piece suite with both bath and separate shower. Every detail has been considered with ease of use, practicality, and comfort in mind.

Modern technology has been seamlessly integrated into the home with solar panels and battery storage, paired with top-spec electric heating—keeping running costs low and comfort high. Gas remains connected and is used for the kitchen hob, offering the best of both systems.

Outside, a long, private garden offers the ideal space for outdoor enjoyment—whether you're relaxing in the sunshine, gardening, or hosting friends and family. Low-maintenance and well-kept, it's a peaceful extension of the living space.

This is a rare opportunity to secure a high-specification bungalow in a quiet coastal setting, offering all the comfort and efficiency you could wish for in your next chapter.



## About The Area

Leysdown-On-Sea is a friendly coastal village located on the eastern tip of the Isle of Sheppey, offering a relaxed and peaceful lifestyle by the sea. With a traditional seaside charm, wide open skies, and fresh coastal air, it's a popular choice for those seeking a slower pace without losing connection to everyday essentials.

The village features a variety of local amenities including shops, cafes, takeaways, and a post office—perfect for convenient day-to-day living. There's also a strong sense of community, with local clubs, events, and friendly neighbours contributing to a welcoming and sociable environment.

Leysdown beach and the surrounding coastal paths offer stunning views and easy access to nature, making it an ideal setting for leisurely walks, scenic outings, or simply unwinding outdoors.

For wider services, Sittingbourne is within reach by road, offering supermarkets, healthcare, larger retail stores, and a mainline station with connections to London and beyond. The A249 provides direct road links to the M2 and surrounding towns.

Whether you're looking to enjoy coastal living full time or seeking a peaceful retreat with excellent energy efficiency and comfort, Leysdown-On-Sea is a location that promises both simplicity and serenity.



**Lounge**  
17'2 x 13'2

**Kitchen**  
27'7 x 8'11

**Bedroom One**  
16'11 x 9'10

**Bedroom Two**  
12'4 x 9'10

**Bathroom**  
13'3 x 7'2

**conservatory**  
4'0" x 6'0"

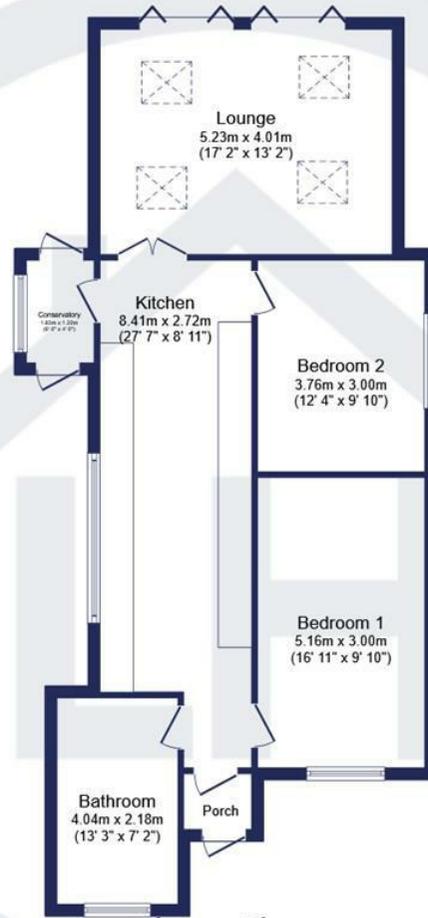
## About LambornHill

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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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### Floor Plan

Floor area 84.0 sq.m. (904 sq.ft.)

Total floor area: 84.0 sq.m. (904 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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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