



Wykeham Road, Sittingbourne
Asking Price £260,000





Key Features

- Three Bedroom, Mid-Terrace Townhouse
- Modern & Turn-Key Condition
- Integrated Garage & Private Driveway
- Spacious Top-Floor Bedrooms
- Well-Fitted Kitchen/Diner with Direct Garden Access
- Modern Bathroom with Neutral Tiling
- Great Local School Catchment
- Excellent Transport Links
- EPC Rating D (67)
- Council tax Band B

Property Summary

This well-proportioned three-bedroom townhouse offers fantastic flexibility across three floors perfect for families looking to blend space, practicality, and modern comfort. With a turn-key finish throughout, the home is ready to move straight into, making it perfect for growing families.



Property Overview

Step into a welcoming entrance hall with access to the back to a sleek kitchen/diner that opens onto the garden, offering the perfect zone for weekday meals or weekend hosting.

On the first floor, the main lounge is bright and well-sized, alongside a modern bathroom and a third bedroom — which could easily double as a study, snug, or playroom. Upstairs, two further generously sized bedrooms offer excellent comfort, with Bedroom One spanning nearly 15 feet and ideal as the main suite.

Neatly kept and tastefully decorated, this home offers a strong layout for modern life, whether you're upsizing, downsizing, or bringing generations together under one roof.

Tucked away behind Tonge road this property offers easy access to local schools, green spaces, and commuter links via the A2 and mainline station.

About The Area

Wykeham Road sits in a popular residential pocket of West Sittingbourne, ideally placed for family life, commuting, and convenience. This location benefits from excellent access to the A2 and A249, making travel across Kent and beyond easy, whether heading towards London, Maidstone, or the coast.

You're just a short drive or bus ride from Sittingbourne town centre and the mainline train station, offering regular services to London Victoria and HS1 to St Pancras, ideal for commuters.

For families, the area is well-served by local schools including Canterbury Road Primary School, Westlands Secondary, and a number of nearby nursery options, all within easy reach.

Local shops, green spaces, and leisure facilities such as Milton Creek Country Park, Swallows Leisure Centre, and nearby supermarkets are all close by, giving residents a great balance of town convenience and outdoor space.

Whether you're upsizing, investing, or relocating as a growing household, this location is a smart, well-connected place to put down roots.

Kitchen / Diner

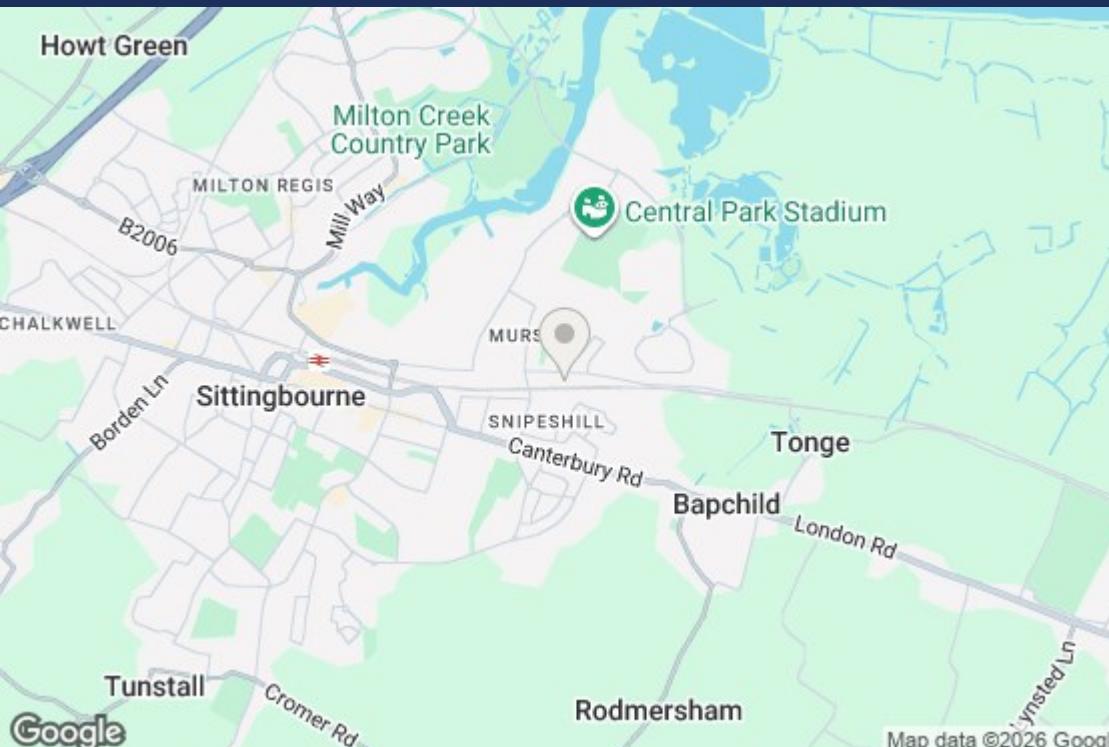
14'1 x 9'2

Lounge

11'10 x 10'10

Bedroom One

14'5 x 12'1



Bedroom Two

14'5 x 9'2

Bedroom Three

9'2 x 6'11

Bathroom

7'3 x 5'11

Integrated garage

12'2 x 8'6

About LambornHill

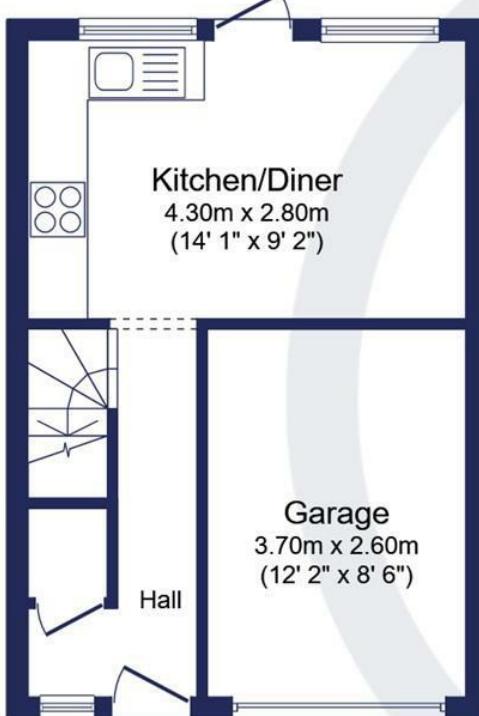
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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!!

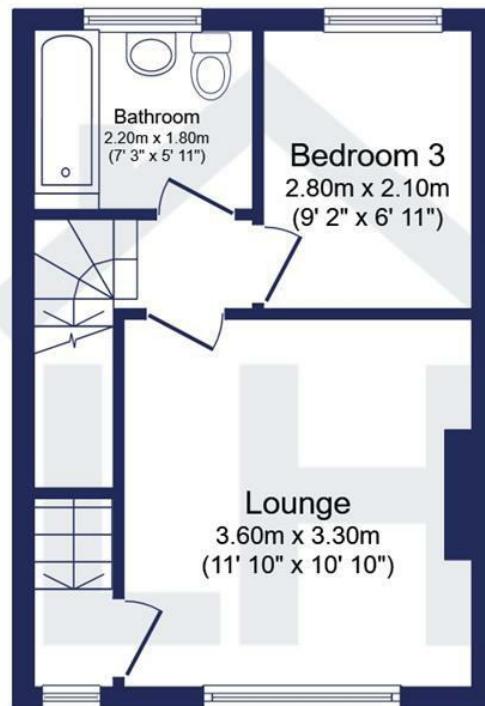


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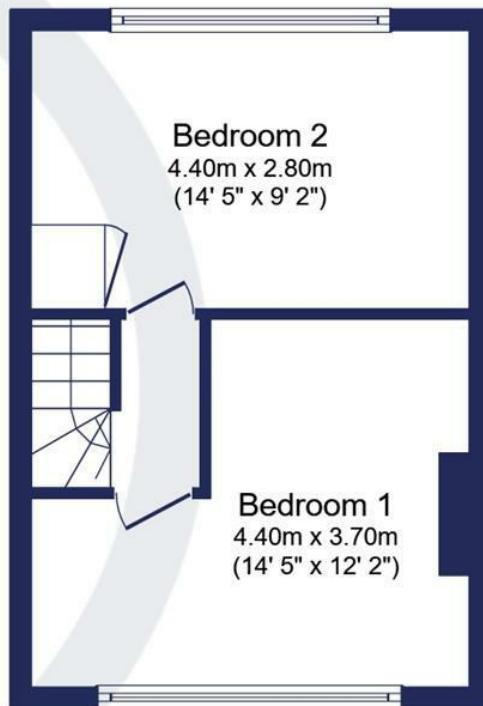
Ground Floor

Floor area 29.0 sq.m. (313 sq.ft.)



First Floor

Floor area 29.0 sq.m. (313 sq.ft.)



Second Floor

Floor area 29.0 sq.m. (313 sq.ft.)

Total floor area: 87.1 sq.m. (938 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

