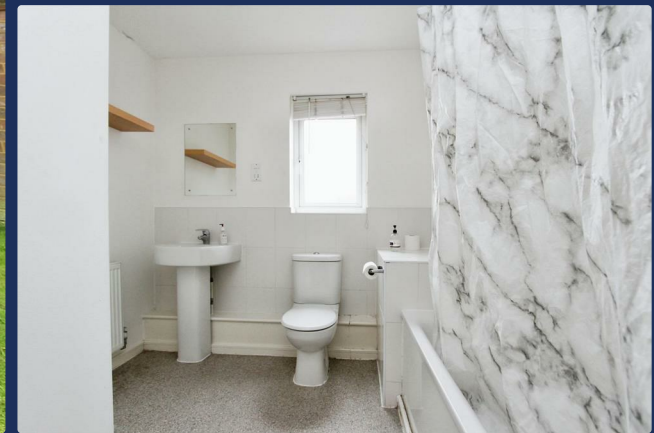




Limehouse Court, Sittingbourne
By Auction £115,000

Key Features

- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- Two Bedroom Apartment
- Located in the popular Great Easthall development
- Open Plan Kitchen - Lounge Area
- Excellent condition throughout
- Allocated Parking Bay
- 999 Years Reaming on Lease
- Leasehold
- EPC Rating B (81)
- Council Tax Band - B

Property Summary

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid £125,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted.

Ultimately a transparent process which provides speed, security and certainty for all parties

• Lease Length: 999 (TBC By Solicitors) • Ground Rent: Peppercorn (TBC By Solicitors) • Service Charge: £2,100 Per Year (TBC By Solicitors)



Property Overview

Welcome to Limehouse Court, a contemporary and well-designed first-floor apartment offering the perfect combination of style, comfort, and convenience. With two spacious bedrooms, a bright reception room, and a well-appointed bathroom, this home is ideal for professionals, first-time buyers, or those seeking a stylish and low-maintenance living space. Located in a popular and well-connected area, this apartment provides effortless access to local amenities, transport links, and leisure facilities, making it a fantastic choice for those with busy lifestyles. The allocated parking space ensures hassle-free convenience, while the modern, purpose-built design delivers a smart, energy-efficient home that's ready to move into. The open-plan living space offers a welcoming atmosphere, perfect for entertaining, working from home, or simply unwinding after a long day. The two well-sized bedrooms provide flexibility—whether you need a dedicated home office, guest room, or extra storage space. This is more than just a home; it's a launchpad for your ambitions, a space where you can grow, work, and enjoy life in a thriving community. Don't miss out on this exciting opportunity—book a viewing today and step into your future at Limehouse Court!

About The Area...

Great Easthall is a modern and fast-developing area in Sittingbourne, perfect for those looking to build a successful and dynamic lifestyle. With contemporary homes, excellent transport links, and a growing community, this location is ideal for professionals and first-time buyers who want a well-connected and forward-thinking place to call home. Commuting is effortless, with Sittingbourne train station just a short drive away, providing regular services to London St Pancras International in under an hour and London Victoria. in under an hour. The A249, M2, and M20 offer easy access to Maidstone, Canterbury, and beyond, making Great Easthall a great base for those working in and around Kent. The area is designed with modern living in mind, offering green spaces, lakeside walks, and convenient access to local amenities. Supermarkets, gyms, and retail parks are within easy reach, ensuring you have everything you need for both work and play. Ongoing investment and development continue to enhance the area, adding to its appeal for those looking to secure a home in an up-and-coming location. With its strong sense of community, exciting growth potential, and unbeatable connectivity, Great Easthall is the perfect place for ambitious individuals ready to take the next step in their journey.

Open Plan Lounge

7.11m x 4.19m (23'4 x 13'9)



Bedroom One

3.45m x 3.18m (11'4 x 10'5)

Bedroom Two

3.45m x 3.18m (11'4 x 10'5)

Bathroom

2.64m x 2.46m (8'8 x 8'1)

Auctioneers Additional Comments

- Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

- The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

- Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

- Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

- Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

About LambornHill

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

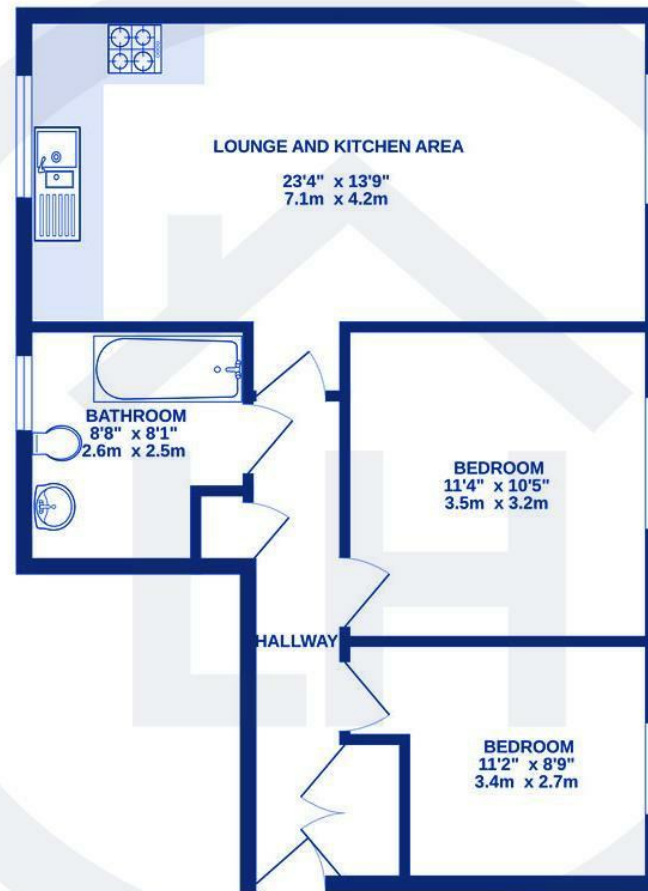
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust 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
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA - 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(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		

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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