



Portbridge Gardens, Alkerden, Ebbsfleet Valley

 LambornHill

We are delighted to present to the market this impressive four-bedroom detached new build home, available for immediate let. Situated in a highly sought-after location, the property boasts a wealth of distinctive features, making it an ideal choice for families.

The property is in good condition, providing the perfect canvas for tenants to make their mark. The heart of the home is the open-plan kitchen, which is spacious and well-appointed, offering an inviting space for family meals and entertaining. Alongside the kitchen, the property offers a single, well-sized reception room, perfect for relaxing or spending quality time with loved ones.

The four bedrooms are a standout feature, each offering ample room and comfort. The master bedroom benefits from an ensuite bathroom, offering an added touch of luxury and convenience. In addition to the ensuite, there is a family bathroom and a separate W/C, ensuring plenty of facilities for all members of the household.

Externally, the property offers a tandem garage, providing secure parking or extra storage space. The garden is another unique feature, offering a private outdoor space for relaxation or play.

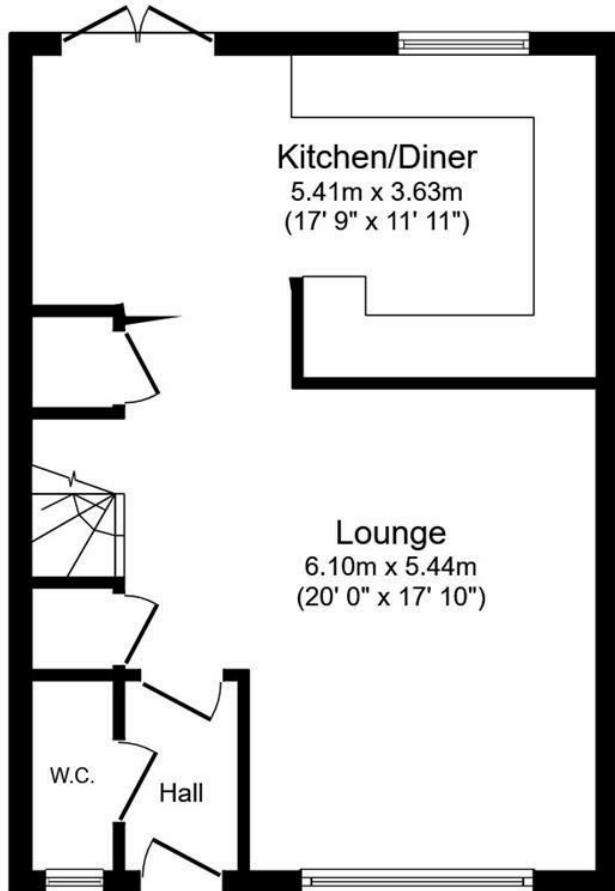
This property is nestled within a new build estate, providing a sense of community and modern living. Given the location and the range of features this home offers, we anticipate high interest. We recommend early viewing to avoid disappointment.

£3,200 PCM

- Deposit £3692
- Four-bedroom link detached home
- Highly sought-after location
- Spacious open-plan kitchen
- Master bedroom with ensuite
- Family bathroom and separate W/C
- Tandem garage for secure parking
- New build estate community
- EPC Rating B (83)
- Council Tax Band F





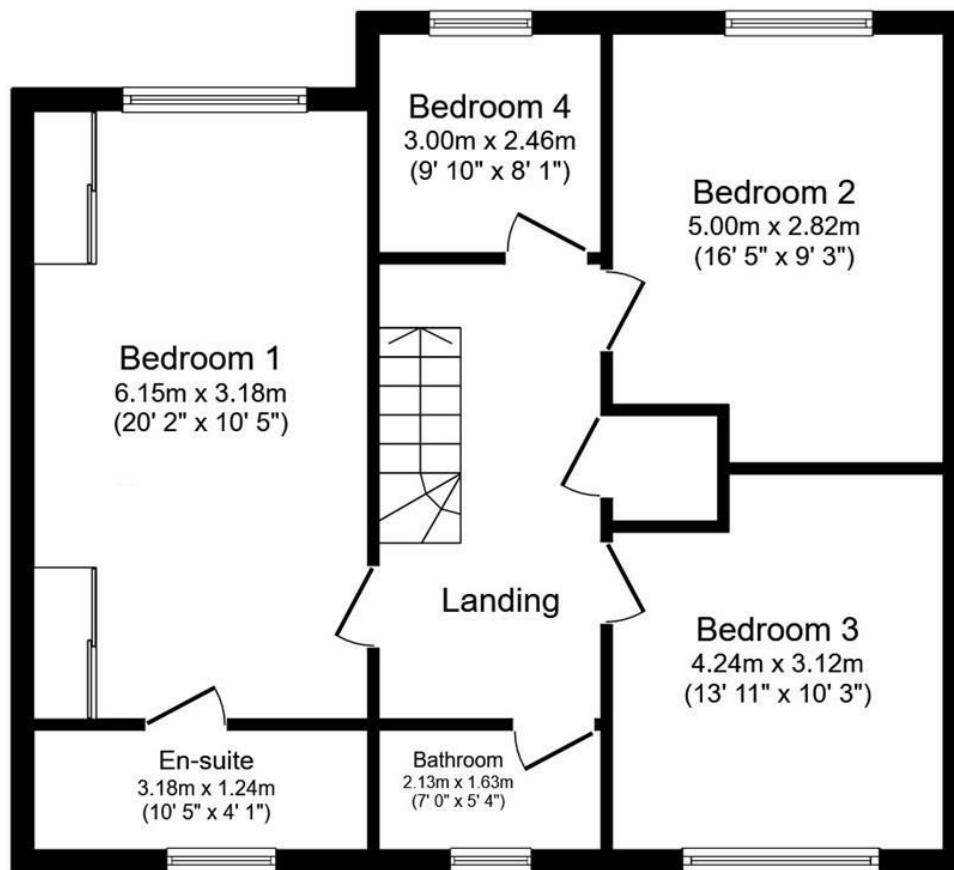


Ground Floor

Floor area 42.3 m² (455 sq.ft.)

TOTAL: 108.0 m² (1,163 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



First Floor

Floor area 65.7 m² (708 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B	83	
(69-80) C		
(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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