



Monarch Drive, Kemsley, Sittingbourne

Guide Price £170,000

Key Features

- Two Bedroom Leasehold Apartment
- Attractive Gross Yield
- Bright Bay-Fronted Lounge/Diner
- Neutral and Well-Maintained
- Allocated Parking
- Sought-After Kemsley Location
- Proximity to Amenities & Green Spaces
- Chain Free
- EPC Grade C (79)
- Council Tax Band B

Property Summary

****Guide price £170,000 - £190,000****

Stylish two-bedroom home in good condition, offering strong investment potential with an approximate gross yield of 7.33%. Whether you're stepping onto the property ladder or building a long-term asset, this well-presented property in Kemsley delivers both performance and lifestyle.



Property Description

Set on Monarch Drive, this two-bedroom apartment strikes a smart balance between compact practicality and comfortable living. Measuring approximately 601?sq?ft (floor area) with all rooms efficiently arranged, it's ideal for modern starters who prioritise value, quality, and manageable upkeep.

As you enter, you're welcomed into a bright open lounge/diner that spans up to 19'4? x 12'2? — a generous space for day-to-day life and entertaining. The stylish bay-window adds character and charm. The kitchen is adjacent and well-appointed, supporting both family living and potential rental demand.

Both the bedrooms will accommodate a double bed and furniture, however the second bedroom is also ideal as a home-office, nursery or guest room. A modern family bathroom completes the apartment.

From an investment perspective, this home stands out. With a gross yield of ~7.33%, it offers a strong return potential for buyers targeting affordability and future growth. The presentation is ready to go — well maintained, neutral décor, and located in a solid commuter-friendly suburb.

Placed in Kemsley, you benefit from local schooling, shopping amenities, and swift access via Kemsley Station to Sittingbourne and beyond. Whether you're buying to live, invest, or both, this property presents a compelling opportunity to secure value, flexibility and future upside.

About The Area

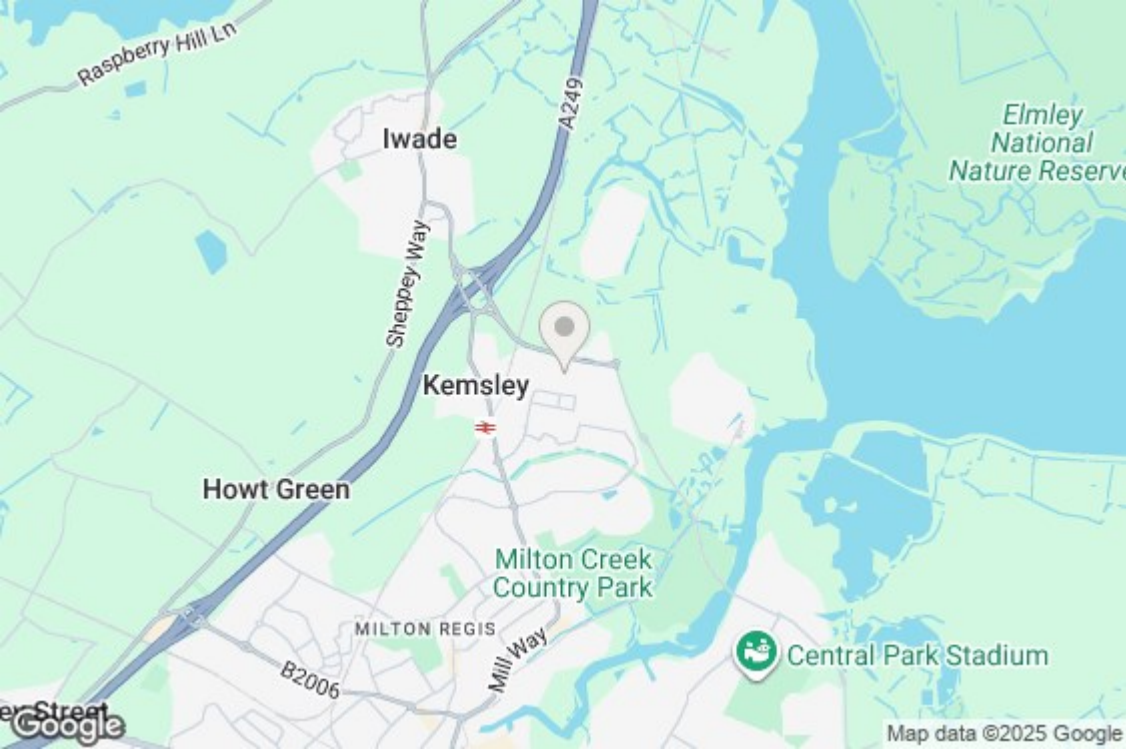
Kemsley is a well-connected modern suburb of Sittingbourne, offering a practical and community-oriented lifestyle. Located just north of the town centre, Kemsley provides a quieter, residential feel while still offering easy access to local amenities and excellent commuter links.

The area benefits from its own railway station, Kemsley Station, offering direct connections to Sittingbourne and the wider Southeastern rail network. Road users will also appreciate the quick access to the A249, linking to both the M2 and M20 motorways. This makes the area popular with buyers looking for strong commuter routes while remaining outside the congestion of central Sittingbourne.

Nearby, residents can enjoy Milton Creek Country Park, an expansive 128-acre green space that blends marshland, woodland and open pathways. It's a fantastic area for dog walking, family outings or simply enjoying time outdoors. Kemsley also hosts a selection of local shops, takeaways, and supermarkets for everyday convenience, with Sittingbourne's town centre and retail parks just a short drive away.

Schools in the surrounding area are well regarded, with both primary and secondary options easily accessible, including Fulston Manor, Highsted Grammar and Westlands. Fibre broadband is widely available throughout the estate, supporting home working and streaming needs.

Developed primarily in the early 2000s, the estate offers modern layouts, off-road parking and efficient build design, with many properties enjoying generous plots or green outlooks. Monarch Drive in particular forms part of a well-kept, quieter loop within the development, offering an ideal entry point for first-time buyers or investors alike.



Lounge / Diner
19'4 x 12'2

Kitchen
9'6 x 7'7

Bathroom
5'7 x 5'7

Bedroom One
11'6 x 10'2

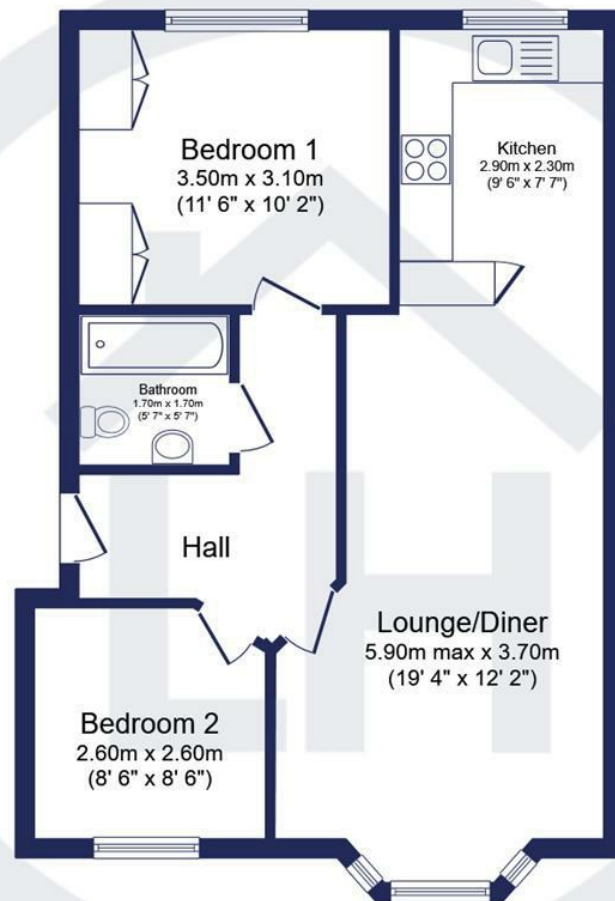
Bedroom Two
8'6 x 8'6

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



Floor Plan
Floor area 55.8 sq.m. (601 sq.ft.)

Total floor area: 55.8 sq.m. (601 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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