



Temple Gardens, Sittingbourne  
*Offers Over £285,000*

## Key Features

- Three Bedroom End Of Terrance House
- Beautifully Presented & Available from 10th Feb
- Fantastic First Time Buy
- Garage En Bloc
- Located Walking Distance From Rectory Park
- 1.2 Miles Away From Sittingbourne Train Station
- Spacious Kitchen/Diner
- Stunning Living Room With Double Doors To Garden
- EPC Rating: D (63)
- Council Tax Band: C



## Property Summary

Nestled in the charming Temple Gardens area of Sittingbourne, 22 Temple Gardens offers a beautifully presented residence designed for a relaxed and fulfilling lifestyle. This home features three well-proportioned bedrooms, making it ideal for those who appreciate having extra space for guests, hobbies, or a personal study, while maintaining a manageable footprint.



## Property Overview

Upon entering, you are greeted by a welcoming lounge that exudes warmth and comfort, setting the tone for the rest of the property. The open, modern kitchen and dining area on the ground floor serve as the heart of the home, offering a practical space to prepare meals and enjoy casual dining, with easy access to the outdoors. The upper level houses three inviting bedrooms alongside a contemporary family bathroom, ensuring that every detail contributes to a hassle-free, quality living experience. Beyond the interior, the property benefits from a fantastic location with a sizeable, well-maintained garden – an ideal setting for peaceful strolls or quiet afternoons enjoying nature. A local park is just a stone's throw away, enhancing the tranquil lifestyle. Additionally, excellent access to the town centre means that shops, services, and leisure facilities are never far away. For added convenience, there is a garage en bloc providing secure parking and extra storage. This home offers an exceptional opportunity for independent retirees seeking a comfortable, stylish, and well-connected haven in a friendly community. Nestled in the charming Temple Gardens area of Sittingbourne, Temple Gardens offers a beautifully presented residence designed for a relaxed and fulfilling lifestyle. This home features three well-proportioned bedrooms, making it ideal for independent retirees who appreciate having extra space for guests, hobbies, or a personal study, while maintaining a manageable footprint. Upon entering, you are greeted by a welcoming lounge that exudes warmth and comfort, setting the tone for the rest of the property. The open, modern kitchen and dining area on the ground floor serve as the heart of the home, offering a practical space to prepare meals and enjoy casual dining, with easy access to the outdoors. The upper level houses three inviting bedrooms alongside a contemporary family bathroom, ensuring that every detail contributes to a hassle-free, quality living experience. Beyond the interior, the property benefits from a fantastic location with a sizeable, well-maintained garden – an ideal setting for peaceful strolls or quiet afternoons enjoying nature. A local park is just a stone's throw away, enhancing the tranquil lifestyle. Additionally, excellent access to the town centre means that shops, services, and leisure facilities are never far away. For added convenience, there is a garage en bloc providing secure parking and extra storage. This home offers an exceptional opportunity for independent retirees seeking a comfortable, stylish, and well-connected haven in a friendly community.



## About The Area...

Temple Gardens is a sought-after residential area in Sittingbourne, known for its well-maintained homes, strong community feel, and excellent local amenities. The area primarily consists of semi-detached and terraced houses, making it ideal for families, professionals, and retirees. With Sittingbourne town centre just 0.9 miles away, residents benefit from easy access to shops, schools, healthcare facilities, and transport links. Sittingbourne railway station provides regular services to London and surrounding areas, while the nearby A2 and A249 offer great road connections to Faversham, Maidstone, and beyond. Temple Gardens is walking distance to the local park, making it perfect for family's. With its great location, strong transport links, and quiet residential appeal, Temple Gardens is a fantastic place to call home.

### Lounge

16'11 x 10'10

### Kitchen / Diner

12'10 x 10'08

### Bedroom One

12'09 x 9'07



### **Bedroom Two**

**10'11 x 7'10**

### **Bedroom Three**

**8'09 x 7'10**

### **Bathroom**

**6'11 x 5'04**

### **About LambornHill**

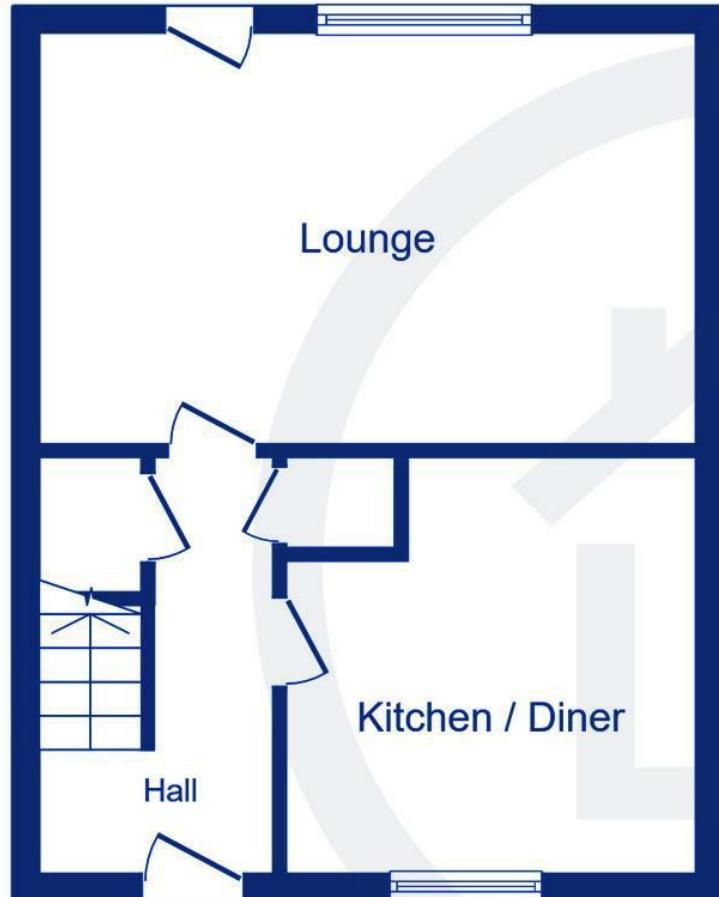
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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.

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**LambornHill**



**Ground Floor**  
Floor area 33.8 sq.m. (364 sq.ft.)

**TOTAL: 67.5 sq.m. (727 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)



**First Floor**  
Floor area 33.7 sq.m. (362 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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