



**Canterbury Road, Sittingbourne**  
**Offers In Excess Of £175,000**

## Key Features

- 1 Bedroom Ground Floor Retirement Flat
- Over 60's Only
- Modern Kitchen
- New Life Style
- Less Than A Mile to Sittingbourne Town Centre
- Large Living Room
- Modern Shower Room
- Popular Development
- EPC Rating B (83)
- Council Tax Band A



## Property Summary

Service Charge £2277.27 Per Annual - TBC via solicitors

This includes: A on sight manager 5 days a week, Careline system, buildings insurance, electricity, water and sewage rates, communal cleaning, utility's and maintenance, lift maintenance, contribution to contingency fund and access to the communal area where events from external company's are frequent, and a great opportunity to be social!

Ground Rent £ 575.00 Per Annual - TBC via solicitors

Lease Remaining 993 Years - TBC via solicitors



## Property Overview

LambornHill proudly introduces Beatrice Lodge, a dynamic living community designed for individuals over 60, with secondary residency available for those over 55.

This thoughtfully developed residence focuses on providing comfort, security, and convenience to its residents. Each apartment is equipped with an emergency Careline system, monitored by the on-site Lodge Manager during the day and by the Careline team 24/7. Enhanced security features include an intruder alarm, secure video entry system, and state-of-the-art fire and smoke detection systems.

Situated in a prime location with excellent train links to London, Beatrice Lodge is ideal for trips to the capital. The High Street, located less than half a mile away, ensures residents have easy access to local amenities. For family visits, affordable overnight stays are available at £20 for one person and £25 for two.

The Lodge Manager is dedicated to supporting residents, organizing regular events in the Owners' Lounge such as coffee mornings and games afternoons. Beatrice Lodge is a meticulously maintained development featuring 45 one- and two-bedroom retirement apartments. Residents can enjoy unlimited tea and coffee from the communal kitchen for just £3 per month. Experience a secure, community-focused lifestyle at Beatrice Lodge.

## About The Area

Located just moments from Sittingbourne town centre, Beatrice Lodge offers the perfect blend of accessibility, local charm and peace of mind. This sought-after retirement development enjoys a central position on Canterbury Road, placing everyday amenities, transport links and green spaces all within easy reach.

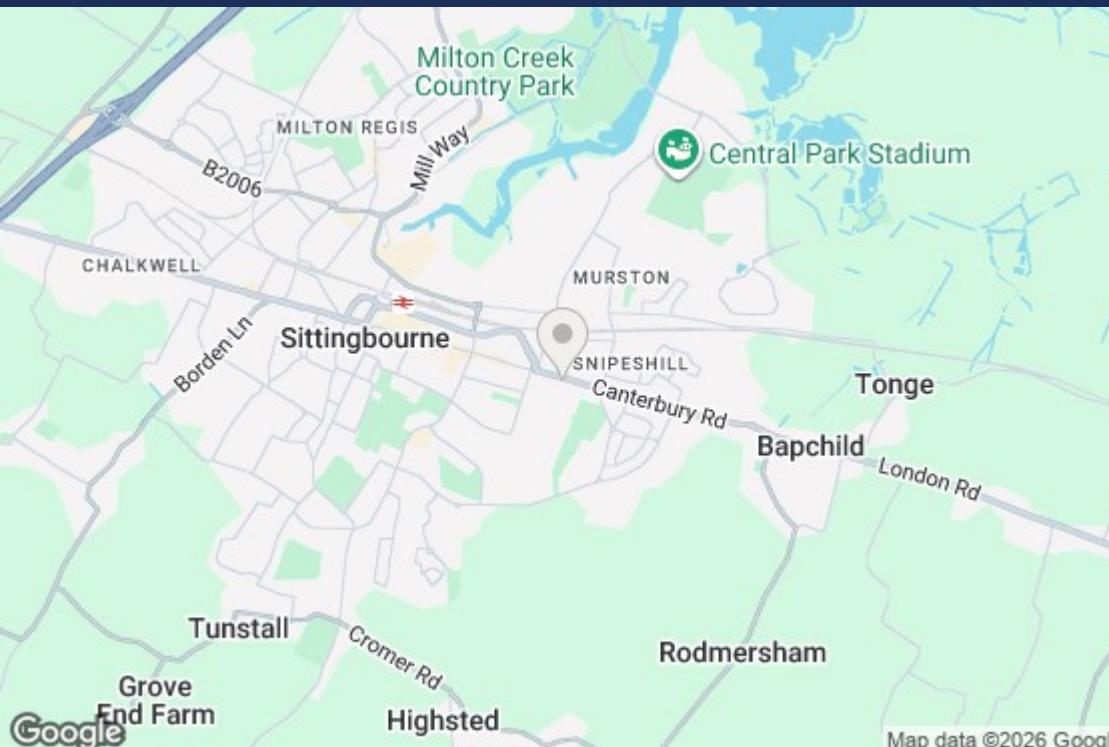
Residents benefit from being just a short walk from supermarkets, post offices, GP surgeries, cafés, and a variety of independent shops, making day-to-day errands simple and stress-free. The Forum Shopping Centre and Sittingbourne High Street provide a wide range of retail options, while Milton Creek Country Park offers tranquil open space ideal for walking, picnicking, or simply enjoying nature.

For those relying on public transport, the property is well-served by local bus routes and is conveniently close to Sittingbourne train station, offering direct services to London, Canterbury, and the coast, perfect for visiting family or planning day trips. There is also excellent road access via the nearby A2 and M2.

The area has a strong sense of community, with several clubs, churches, and local groups catering to a range of interests and social activities. With a friendly atmosphere, practical location and amenities close at hand, Beatrice Lodge remains a highly popular choice for those seeking independent living with added peace of mind.

## Lounge

20'4 x 10'6



## Kitchen

8'1 x 7'6

## Bathroom

## Bedroom One

16'8 x 9'2

## About LambornHill

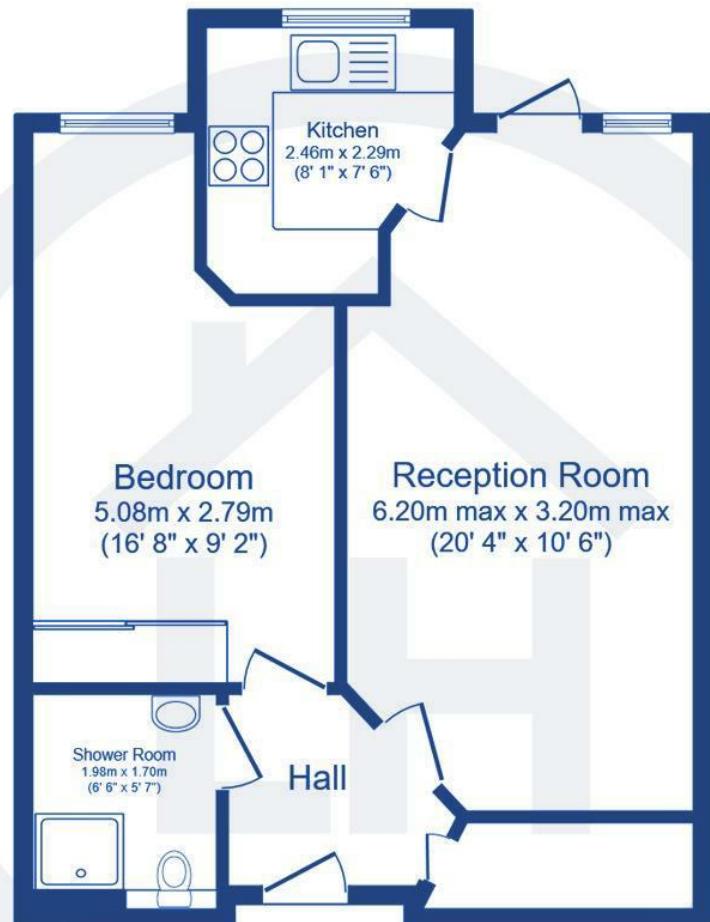
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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



**LambornHill**



## Floor Plan

Floor area 45.4 m<sup>2</sup> (489 sq.ft.)

**TOTAL: 45.4 m<sup>2</sup> (489 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)

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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

[sittingbourne@lambornhill.com](mailto:sittingbourne@lambornhill.com)

[www.lambornhill.com](http://www.lambornhill.com)

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

