



Asking Price £260,000

Portland Avenue, Sittingbourne

Bedrooms: 3 Living Spaces: 1 Bathrooms: 1



Property Overview

The property is approached via a paved frontage providing valuable off-road parking, a highly desirable feature and a practical benefit for modern-day living. Entry is via a welcoming hallway with stairs rising to the first floor and access into the main living accommodation.

The kitchen is positioned to the front of the home and offers a practical layout with a range of fitted units, work surfaces, and space for appliances. A particularly useful feature is the side access via a shared alleyway, providing direct access to both the rear garden and the front of the property. This clever layout creates a more semi-detached feel to the ground floor, allows for a larger living space upstairs, and adds valuable convenience for day-to-day living.

Positioned to the rear, the lounge is a bright and well-proportioned space, comfortably accommodating seating and entertainment furniture, with the added benefit of direct access into the garden. Large windows allow plenty of natural light to flow through, creating a warm and welcoming living environment.

Upstairs, the property offers three bedrooms, comprising two doubles and a single, making it ideal for first-time buyers, couples or growing families looking for flexible living space. The family bathroom is fitted with a modern white suite and is conveniently accessed from the landing.

Externally, the rear garden provides a generous outdoor space with plenty of potential for personalisation, whether for entertaining, family use or simple low-maintenance enjoyment. Two useful outbuildings provide additional storage space, with the larger one benefitting from power, a valuable addition for practical day-to-day living.

Overall, this is a well-presented family home offered with no onward chain, making it an excellent opportunity for first-time buyers or those looking for a straightforward move into a popular and convenient location.

About The Area

Portland Avenue is a well-established residential road on the north east side of Sittingbourne, popular with families and long-term tenants due to its convenience, affordability, and strong access to local amenities. The area offers a practical lifestyle with everything needed for day-to-day living within easy reach, making it particularly attractive.

Sittingbourne town centre is just a short distance away, Sittingbourne

Mainline Railway Station is easily accessible and offers regular services to London Victoria, London St Pancras (high-speed), and the Kent coast. Road links are equally strong, with the A2 and M2 motorway close by, allowing straightforward travel towards London, Canterbury, and the Medway towns.

The area is served by a selection of primary and secondary schools, including both comprehensive and grammar options within the wider Sittingbourne area, which helps maintain consistent demand from families. Local bus routes also operate frequently, connecting the neighbourhood to the town centre, station, and surrounding districts.

Lounge

4.60m x 3.81m (15'1 x 12'6)

Kitchen / Diner

3.71m x 2.49m (12'2 x 8'2)

Bedroom One

3.61m x 3.35m (11'10 x 11'00)

Bedroom Two

4.09m x 2.59m (13'5 x 8'6)

Bedroom Three

2.69m x 2.21m (8'10 x 7'3)

Bathroom

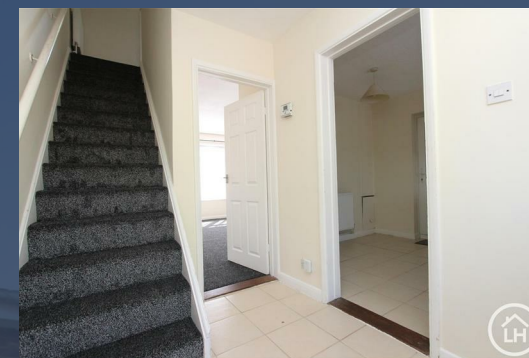
2.06m x 2.01m (6'9 x 6'7)

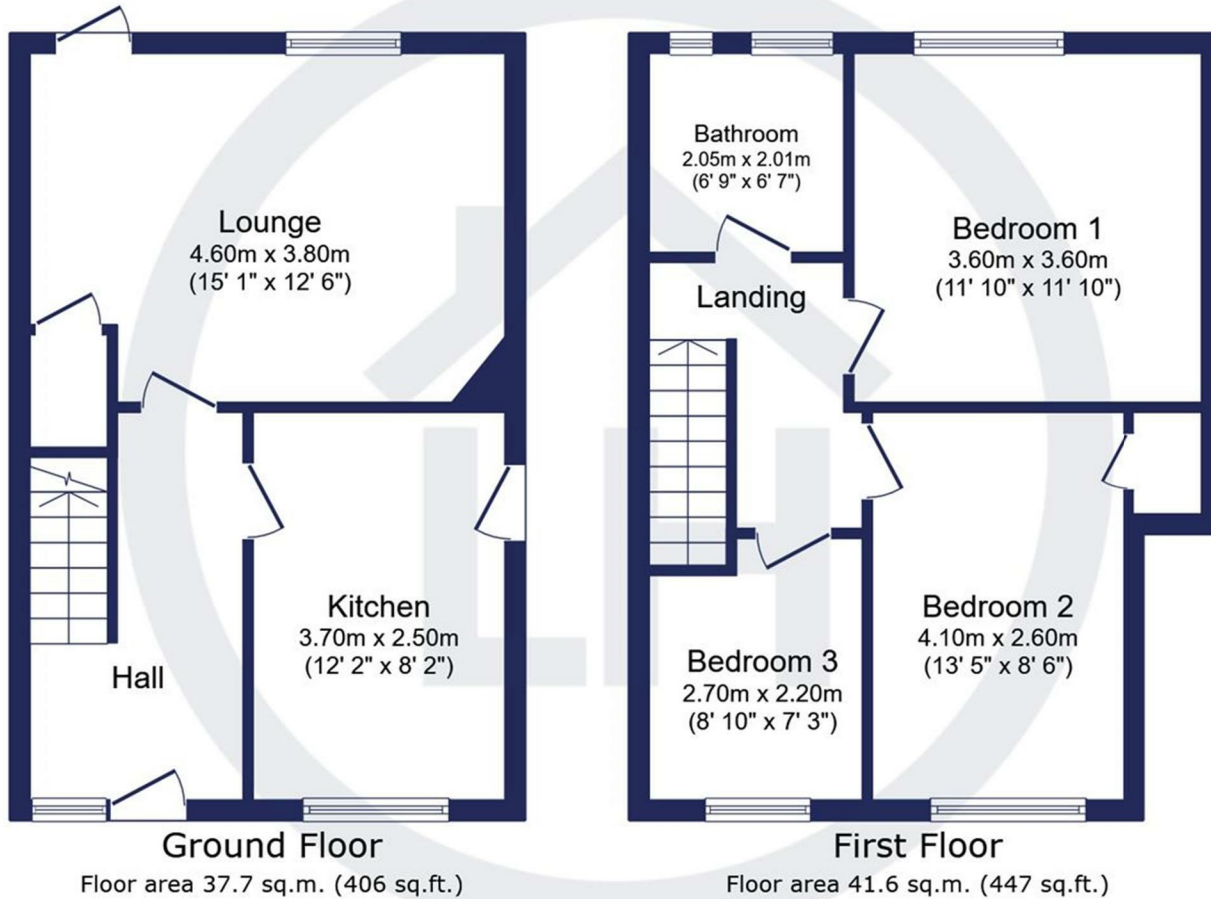
About LambornHill

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

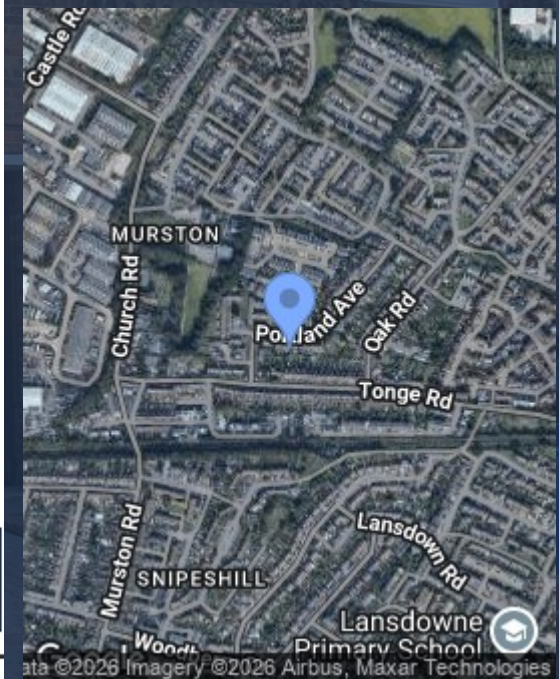
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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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			
		70	78
England & Wales		EU Directive 2002/91/EC	



Total floor area: 79.3 sq.m. (854 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



LambornHill 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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