



Guide Price £260,000

Periwinkle Close, Sittingbourne



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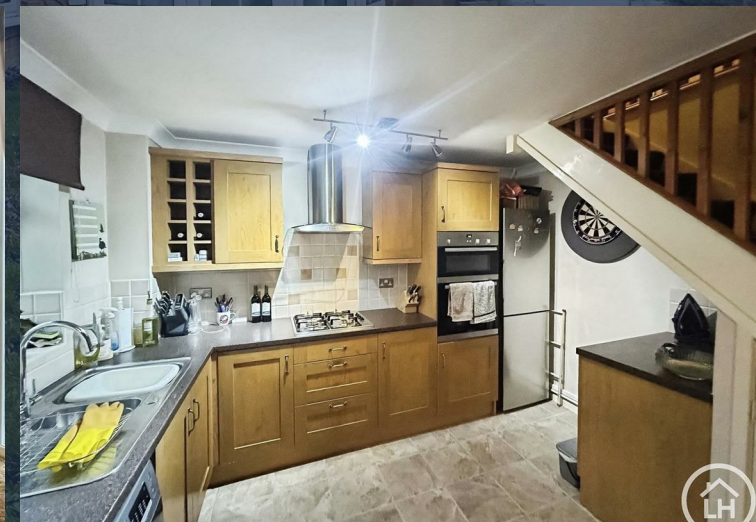
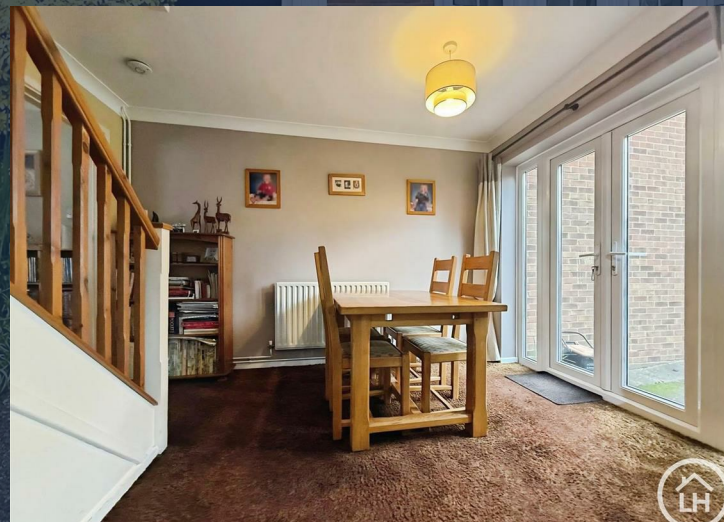
Summary of Periwinkle Close

*** Guide Price 260,000 - £280,000***

Situated within a popular residential location close to Sittingbourne town centre, this well-presented three-bedroom end-of-terrace home with a garage offers a fantastic opportunity for first-time buyers, young families, or those looking to upsize into a spacious and well-balanced property. Offering generous living accommodation, a private rear garden and the benefit of being ready to move straight into, this home combines practicality, comfort and convenience in equal measure.

Key Features

- Three Bedroom end of terrace house
- Well-presented throughout and ready to move straight into
- Spacious bay-fronted lounge filled with natural light
- Modern kitchen/diner with ample storage and workspace
- French doors opening onto the rear garden from the dining area
- Private and manageable rear garden ideal for families
- Garage providing secure parking or additional storage
- Conveniently located for Sittingbourne town centre, local schools and transport links
- EPC Register D (68)
- Council Tax Band C



Property Overview

Internally the property offers a welcoming layout, beginning with a bright and spacious front lounge, featuring a large bay window which allows natural light to flood the room while creating a comfortable and inviting space to relax.

To the rear of the property you will find a modern kitchen/diner, providing excellent space for both cooking and dining. The kitchen itself offers ample worktop and storage space, while the dining area comfortably accommodates a family table and benefits from French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Upstairs the property offers three well-proportioned bedrooms, including a generous principal bedroom, a comfortable second bedroom and a versatile third room which would make an ideal nursery, home office or single bedroom. These rooms are served by a family bathroom, fitted with a practical suite.

Externally the property continues to impress with a private rear garden, offering a safe and manageable outdoor space ideal for families, entertaining or simply enjoying the warmer months. The property further benefits from a garage providing secure parking or additional storage, an increasingly valuable feature.

Periwinkle Close is conveniently positioned within easy reach of Sittingbourne town centre, offering a range of shops, supermarkets, restaurants and leisure facilities. Sittingbourne railway station provides regular high-speed services to London, making the location attractive for commuters, while local schools and everyday amenities are also easily accessible.

Overall, this is a well-maintained and move-in-ready home in a convenient location, offering space, practicality and excellent value for buyers looking to step onto or move up the property ladder.

About The Area

Periwinkle Close is situated within a well-established residential area on the outskirts of Sittingbourne town centre, offering a convenient location that balances everyday amenities with good transport connections. The property is ideally positioned for access to local shops, supermarkets and schools, making it particularly attractive for families and commuters alike.

Sittingbourne itself provides a wide range of facilities including shopping outlets, restaurants, cafés, leisure facilities and supermarkets, with the Forum Shopping Centre forming the heart of the town's retail offering. For commuters, Sittingbourne railway station offers regular services to London Victoria, St Pancras (via high-speed services), and Canterbury, making travel to the capital and surrounding areas straightforward.

The area also benefits from excellent road links, with easy access to the A2 and M2 motorway, connecting Sittingbourne to Maidstone, Canterbury and the

wider Kent road network.

For those who enjoy outdoor space, the surrounding area offers a variety of parks, countryside walks and coastal destinations, with the Swale countryside and nearby coastal areas such as Minster and Whitstable all within easy reach.

Overall, Sittingbourne continues to grow in popularity thanks to its combination of good transport links, improving town amenities and access to countryside and coastline, making it a practical and appealing location for a wide range of buyers.

Lounge

4.80m x 3.51m (15'9 x 11'6)

Kitchen / Diner

4.80m x 3.51m (15'9 x 11'6)

Bedroom One

3.51m x 2.69m (11'6 x 8'10)

Bedroom Two

2.59m x 2.49m (8'6 x 8'2)

Bedroom Three

2.49m x 2.01m (8'2 x 6'7)

Bathroom

2.11m x 1.80m (6'11 x 5'11)

Garage

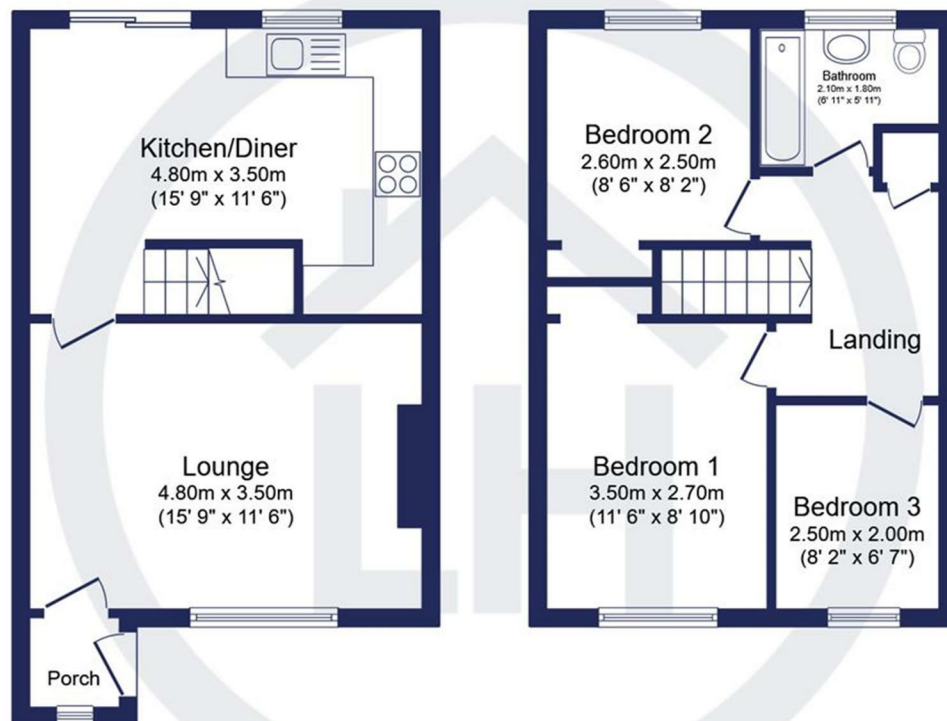
About LambornHill

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!





Total floor area: 69.5 sq.m. (748 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

Ground Floor
Floor area 35.4 sq.m. (381 sq.ft.)

First Floor

Floor area 34.1 sq.m. (367



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ
T: 01795 293000
sittingbourne@lambornhill.com
www.lambornhill.com

