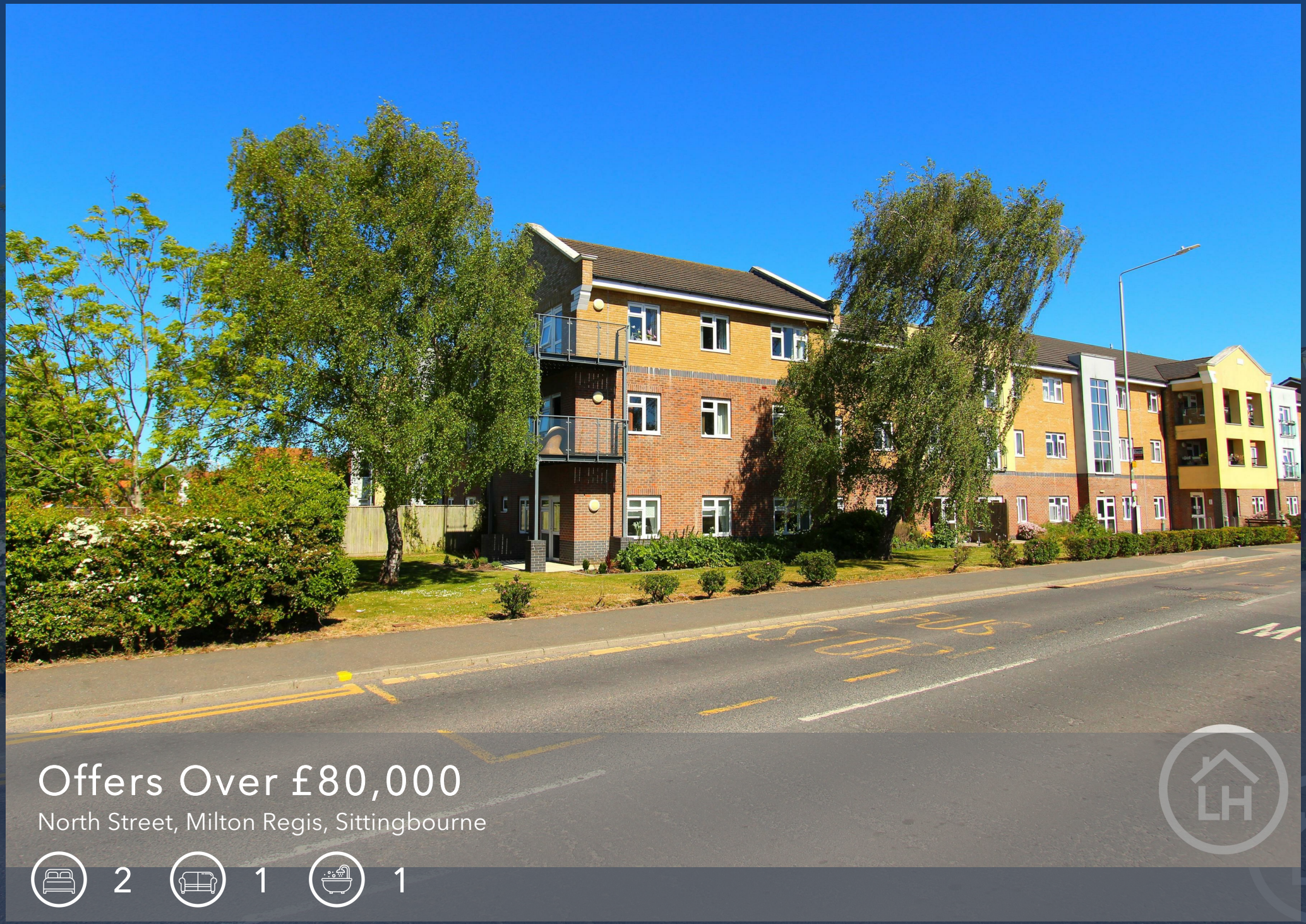


Offers Over £80,000

North Street, Milton Regis, Sittingbourne

2 1 1

Summary of North Street

Over 55's development • 75% shared ownership • Ground floor apartment • Direct garden access • Turn-key condition • Wheelchair accessible • On-site restaurant & café • 24-hour care available • Five meals included weekly

Key Features

- Exclusive over 55’s development designed for independent retirement living.
- Offered on a 75% shared ownership basis.
- Spacious ground floor apartment with direct access outside.
- Fully wheelchair accessible throughout.
- Extensive on-site facilities including restaurant, café,
- Turn key condition.
- 24-hour on-site care team and emergency support(chargeable)
- All Fixtures & Fittings included if required
- EPC Rating C (79)
- Council Tax Band B

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Property Overview

Exclusively available to the over 55s and offered on a 75% shared ownership basis, this beautifully presented ground floor apartment forms part of the highly regarded Regis Gate development.

The property has been thoughtfully designed for comfortable and accessible independent living, with full wheelchair accessibility throughout. At the heart of the apartment is a bright and spacious open-plan living area combining the lounge, dining space and contemporary fitted kitchen.

The lounge enjoys plenty of natural light and opens directly onto a private patio with access to the attractive communal gardens. There are two well-proportioned bedrooms alongside an accessible wet room, while the apartment is presented in turn-key condition with fixtures and fittings available if required.

Regis Gate offers an excellent range of facilities including an on-site restaurant and café, communal lounge, activity and therapy rooms, guest accommodation, landscaped gardens and mobility scooter storage. A 24-hour on-site care team is also available, providing additional reassurance while allowing residents to retain their independence.

The monthly charge is approximately £830 and includes rent on the remaining 25% share, ground rent, service charges and five freshly prepared meals each week from the on-site restaurant.

About The Area

Regis Gate is conveniently positioned on North Street in Milton Regis, within easy reach of Sittingbourne town centre and a wide range of everyday amenities.

Sittingbourne offers supermarkets, independent shops, cafés, restaurants, pharmacies and healthcare services, while the railway station provides direct connections towards London, Canterbury and Dover. Road links are also excellent, with convenient access to the A2 and M2 for travel throughout Kent and beyond.

Milton Regis is one of the area's historic settlements and combines an established residential setting with local green spaces and walking routes, while remaining conveniently connected to Sittingbourne and its wider amenities.

Key Services Provided

• 24-Hour On-Site Care Team: Ensuring residents' safety and support around the clock. (chargeable)
• Restaurant: Providing daily hot meals for residents and visitors, with five meals included weekly in the service charge.
• Therapy Treatment Rooms: Access to wellness and therapy sessions for relaxation and health needs.
• Guest Suites: Accommodation available for visitors, making it easier for family and friends to stay.
• Organised Activities Room: A space for social events, hobbies, and community gatherings.
• Communal Lounge: A relaxed area for residents to interact and unwind.
• Mobility Scooter Storage and Charging: Secure facilities to store and charge mobility scooters.
• Landscaped Gardens: Beautiful outdoor spaces for relaxation and recreation.
• Lifts to All Floors: Ensuring ease of access throughout the building for all residents.

Lounge

5.51m x 3.43m (18'1 x 11'3)

Kitchen

4.90m x 2.18m (16'1 x 7'2)

Bedroom One

4.60m x 3.66m (15'1 x 12')

Bedroom Two

3.38m x 2.64m (11'1 x 8'8)

Wet Room

2.84m x 2.18m (9'4 x 7'2)

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.

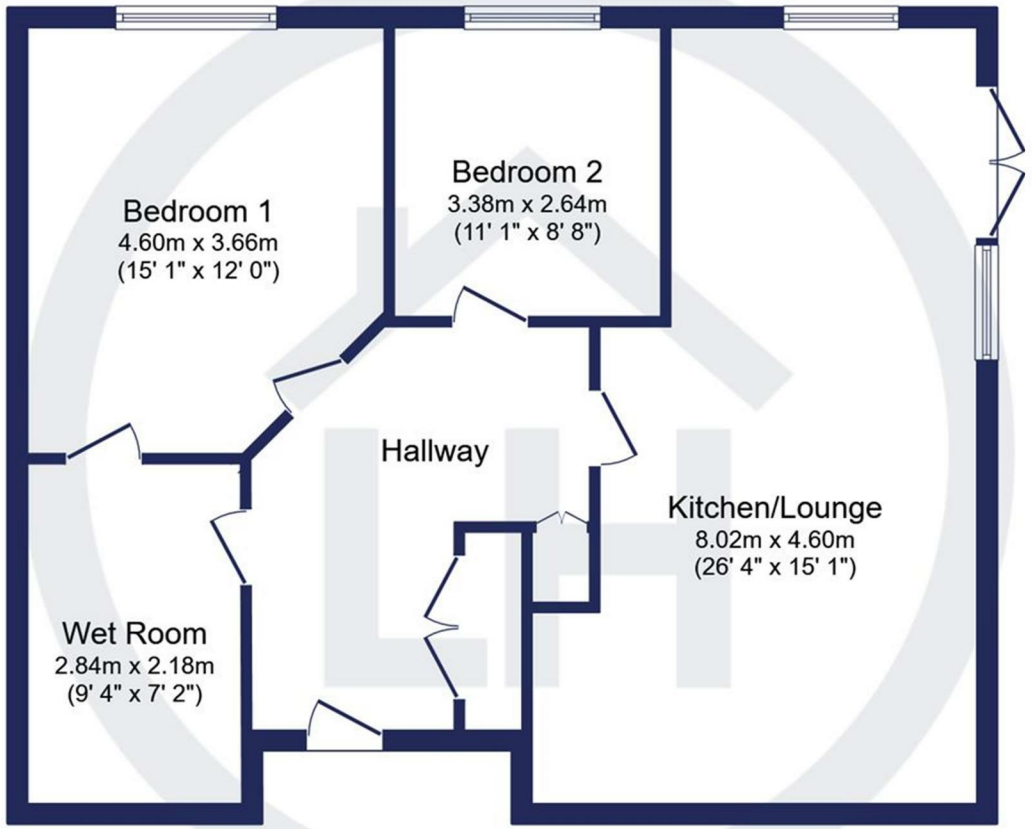
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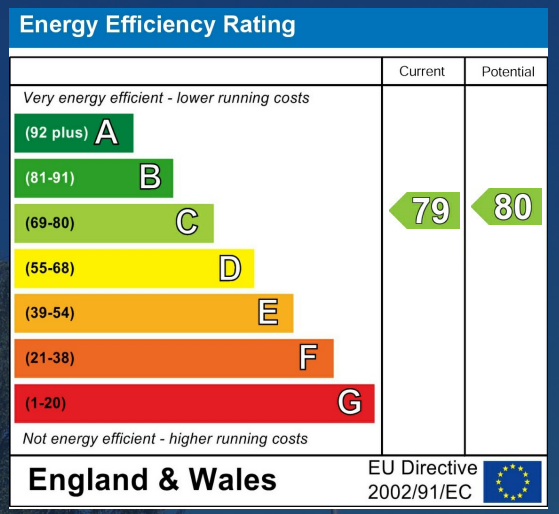
Floor Plan

Floor area 76.4 sq.m. (822 sq.ft.)

Total floor area: 76.4 sq.m. (822 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

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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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