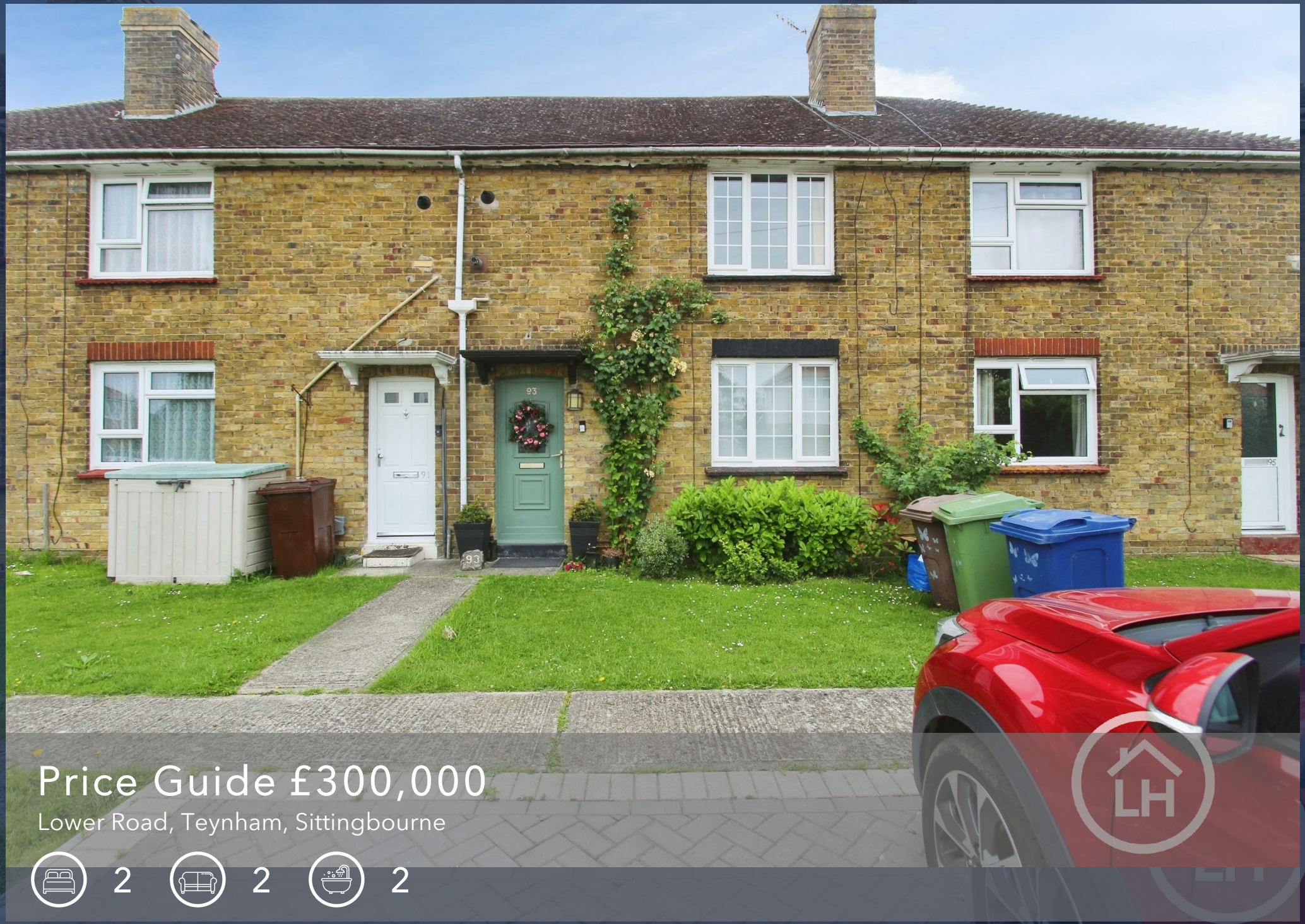


Price Guide £300,000

Lower Road, Teynham, Sittingbourne

2 2 2

Summary of Lower Road

GUIDE PRICE *** £300,000 - £325,000 ***

Deceptively spacious three-storey home • Versatile accommodation throughout • Well-presented living space • Flexible three-storey layout • Excellent use of space • Ideal first-time buy • Perfect for growing families • Versatile living options • Generous accommodation throughout • Excellent opportunity for buyers seeking additional space

Key Features

- Deceptively spacious three-storey home extending to approximately 916 sq. ft.
- Two well-proportioned double bedrooms.
- Versatile loft room measuring over 16ft, ideal as a home office or hobby room.
- Generous 13ft living room offering an excellent space to relax and entertain.
- Separate dining room, perfect for family meals and hosting guests.
- Fitted kitchen with adjoining utility area and additional storage space.
- Private driveway parking, a highly sought-after feature in this location.
- Walking distance to Teynham train station.
- EPC Expired (C)
- Council Tax Band B

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Property Overview

The ground floor features a welcoming entrance hall leading to a spacious 13ft living room, providing an excellent space for everyday living and relaxation. To the rear, a separate dining room offers the perfect setting for family meals and entertaining and benefits from an adjoining utility room, adding practicality and extra storage. Completing the ground floor is a fitted kitchen, thoughtfully positioned to serve the living and dining areas.

The first floor provides two well-proportioned bedrooms, including a spacious principal bedroom, together with a modern family bathroom. The accommodation continues to the second floor, where a substantial loft room measuring over 16ft in length offers superb versatility and could be utilised as a home office, hobby room, dressing room or occasional guest space.

Further enhancing the appeal of this home is the convenience of private driveway parking and the benefit of two bathrooms, features that are highly sought after and rarely found in properties of this style. Situated in the heart of Teynham, the property is well placed for local amenities, schooling and transport links, including the mainline railway station and easy access to the A2 and M2, making it an excellent choice for both commuters and families alike.

About The Area

Teynham is a well-connected and increasingly popular village situated between Sittingbourne and Faversham, offering an excellent balance of countryside charm and everyday convenience. The village benefits from a range of local amenities, including shops, cafés, primary schooling, a doctor's surgery and a mainline railway station providing services to London and the Kent coast, making it particularly appealing to commuters.

Surrounded by attractive Kent countryside, residents can enjoy numerous walking routes and open green spaces, while the nearby market town of Faversham offers an excellent selection of independent shops, restaurants and leisure facilities. The larger town of Sittingbourne is also within easy reach, providing extensive shopping and recreational amenities.

For those travelling further afield, Teynham enjoys convenient access to the A2 and M2 motorway network, connecting the village to Canterbury, Maidstone and London. Combining a welcoming community atmosphere with excellent transport links and everyday amenities, Teynham continues to be a highly desirable location for families, professionals and those seeking village living with easy access to surrounding towns and cities.

Lounge

3.99m x 3.96m (13'01 x 13)

Dining Room

4.19m x 2.49m (13'09 x 8'02)

Kitchen

3.71m x 2.39m (12'02 x 7'10)

Bedroom One

3.99m x 2.74m (13'01 x 9'00)

Bedroom Two

3.99m x 2.72m (13'1 x 8'11)

Bathroom

3.00m x 2.06m (9'10 x 6'09)

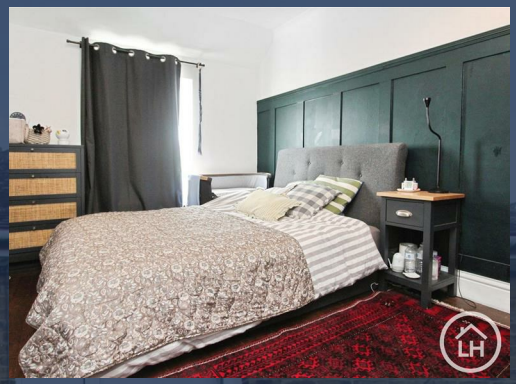
Loft Room

5.00m x 2.57m (16'05 x 8'05)

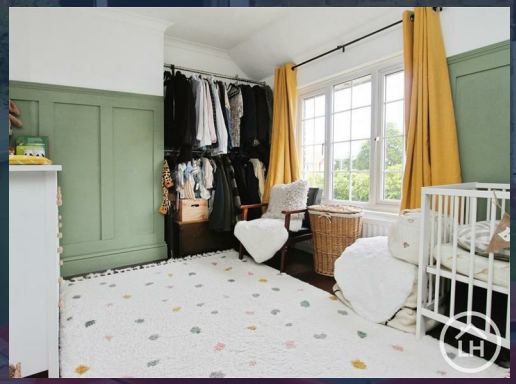
About LambornHill

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.

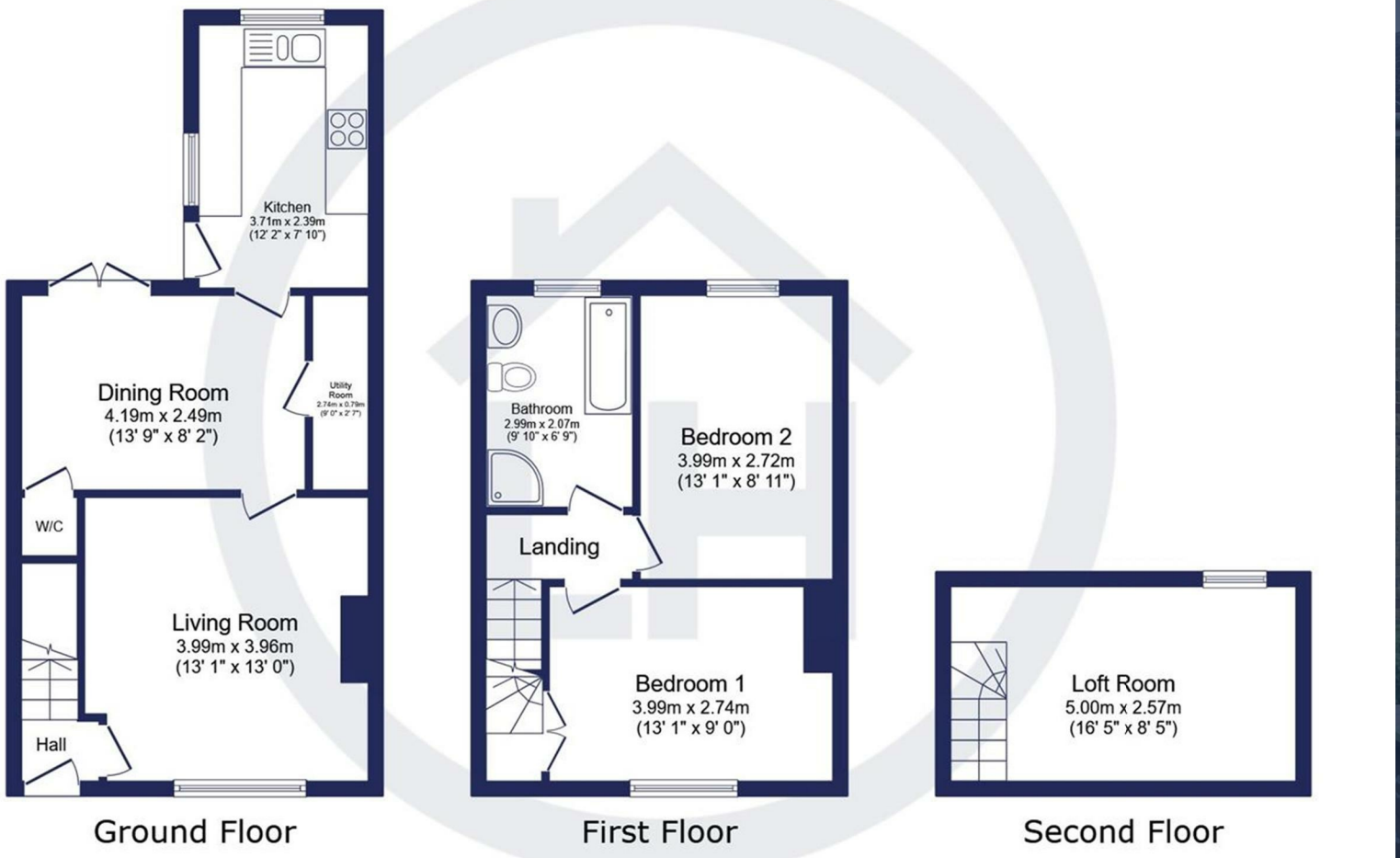








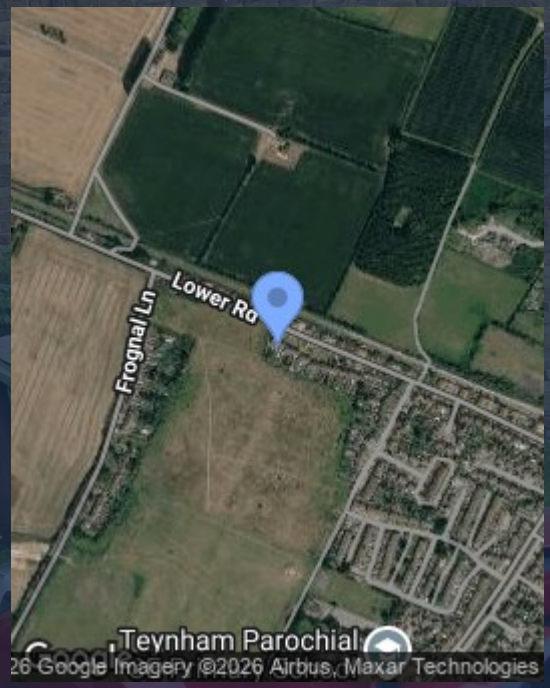
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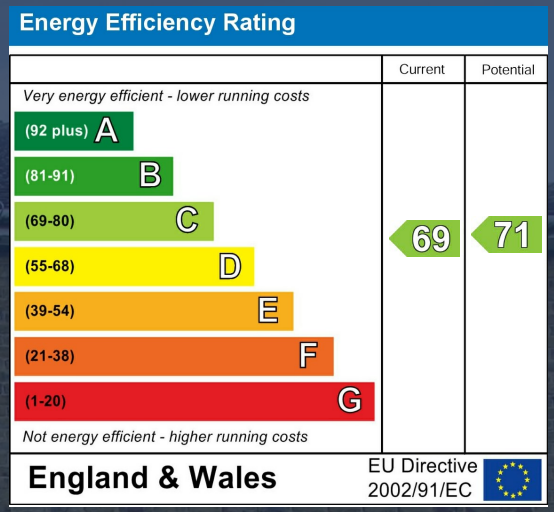


Total floor area: 85.1 sq.m. (916 sq.ft.)

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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