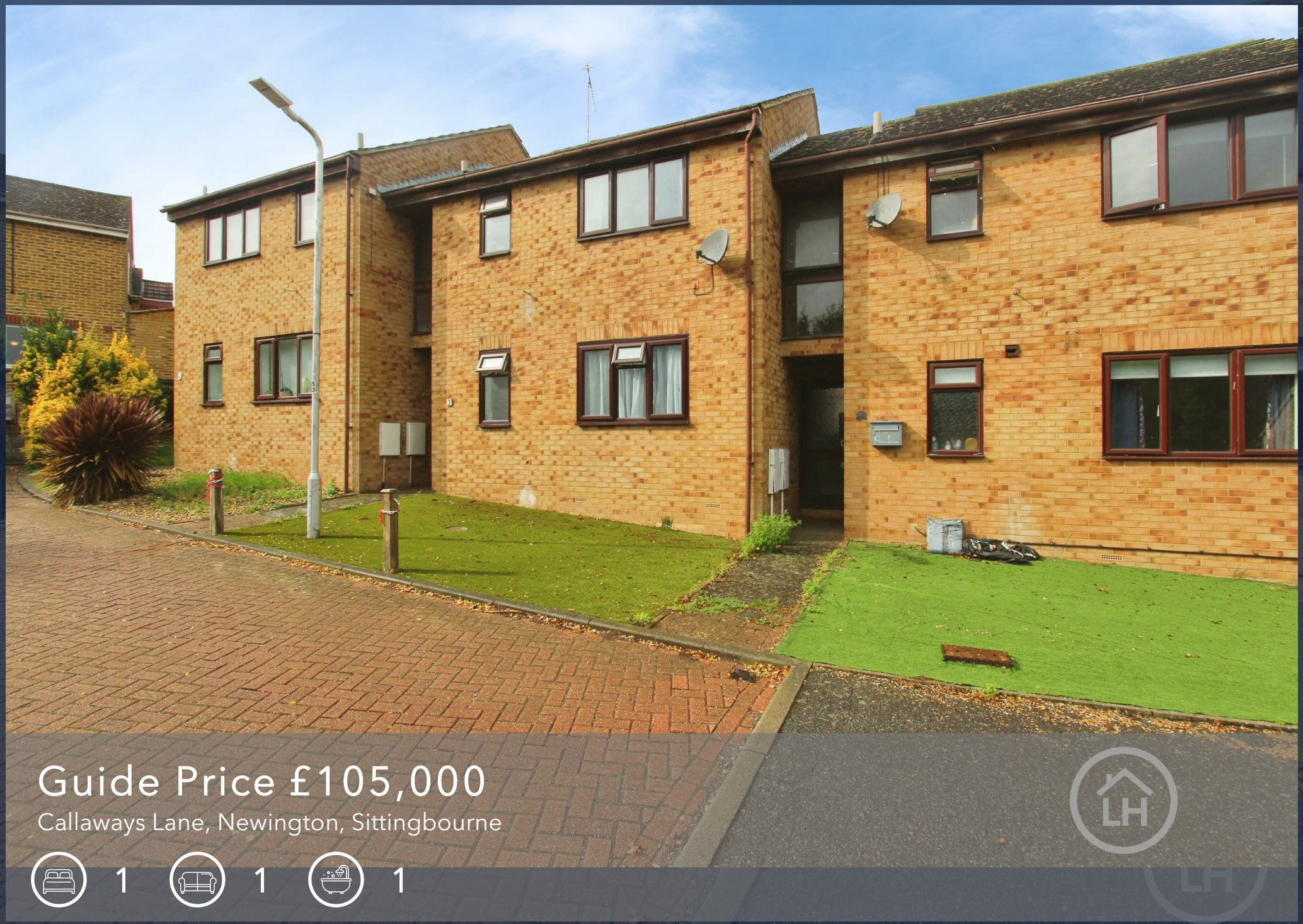


Guide Price £105,000

Callaways Lane, Newington, Sittingbourne

1 1 1

Summary of Callaways Lane

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

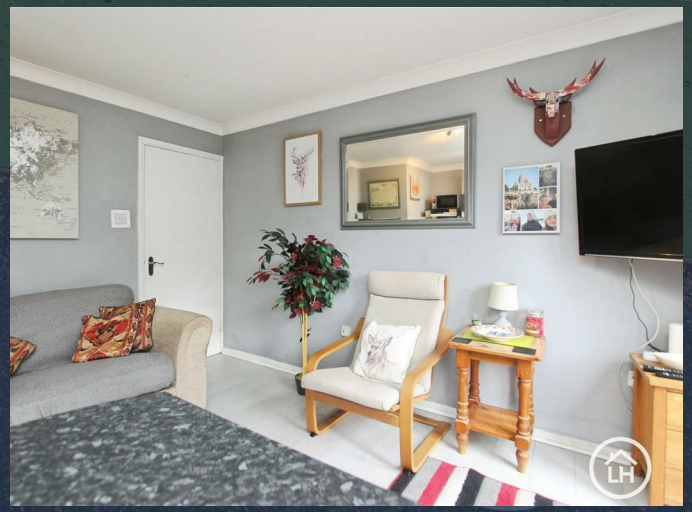
Key Features

- Immediate ‘exchange of contracts’ available
- Being sold via ‘Secure Sale’
- One-bedroom flat
- Private garden
- Parking available
- Ready to move into
- Ideal for first-time buyers or downsizers
- Practical and well-planned layout
- EPC (D) 67 - Expired
- Council tax band B

LambornHill







Property Overview

This well-presented one-bedroom flat offers an excellent opportunity for anyone seeking a comfortable, low-maintenance home that is ready to move straight into. Ideally suited to first-time buyers, downsizers or those looking for a convenient investment opportunity, the property provides a practical layout designed for easy everyday living.

The accommodation features a bright and welcoming lounge/diner, creating a versatile space for both relaxing and entertaining. The well-proportioned bedroom provides a comfortable retreat, while the bathroom offers the essential facilities for modern living. A useful entrance hall connects the accommodation, creating a straightforward and practical flow throughout the property.

A particularly appealing feature is the private garden, providing valuable outdoor space for relaxing, enjoying some fresh air or entertaining during warmer months. The property also benefits from available parking, adding further convenience and making day-to-day living that little bit easier.

Ready to move into and easy to maintain, this attractive flat combines comfortable accommodation with its own garden and parking, making it a practical choice for buyers seeking a manageable home in Newington. With its straightforward layout, useful outside space and move-in-ready appeal, this property offers an excellent opportunity for those looking for a home that is both comfortable and convenient.

Open Plan Lounge

4.14m x 3.84m (13'07 x 12'07)

Bedroom

3.35m x 3.12m (11 x 10'03)

Bathroom

2.01m x 1.78m (6'07 x 5'10)

Auctioneers Adititional Comments

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change.

About LambornHill

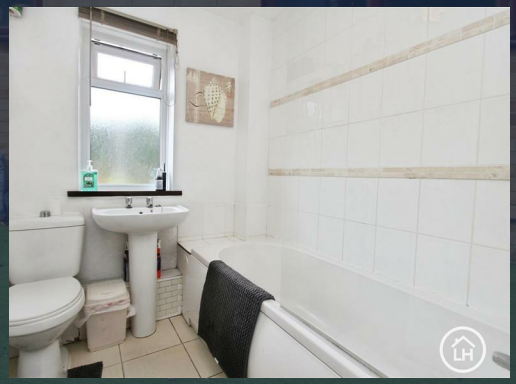
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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.

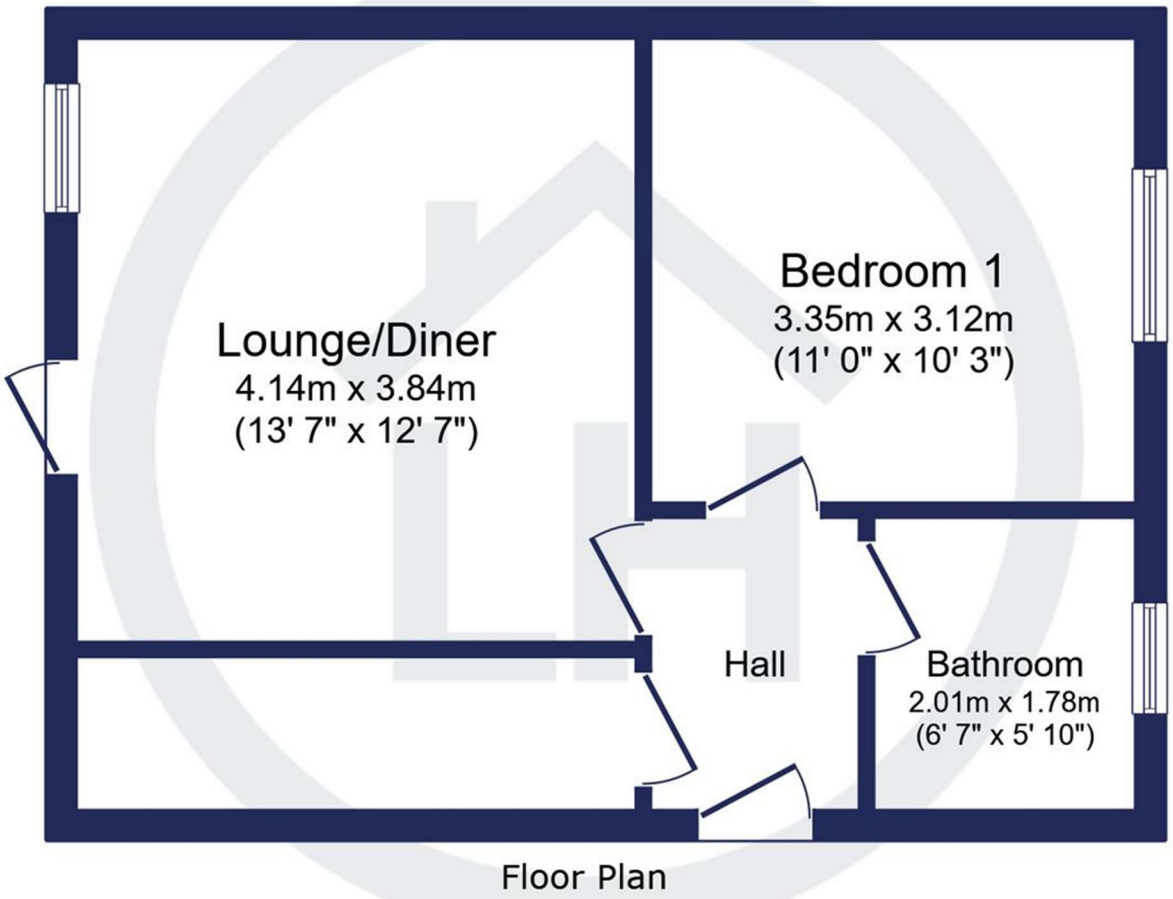
LambornHill









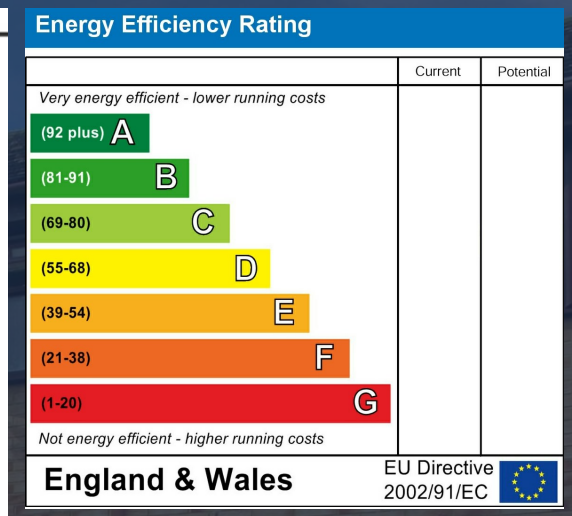


Floor Plan

Total floor area: 38.5 sq.m. (414 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





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.

Unit 6, Parkwood Green Shopping Centre Long Catlis Road,
Rainham, ME8 9PN
T: 01634 912700
rainham@lambornhill.com
www.lambornhill.com

LambornHill