

Guide Price £300,000

Abelyn Avenue, Sittingbourne

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Summary of Abelyn Avenue

*** Guide Price £300,000 - £325,000 ***

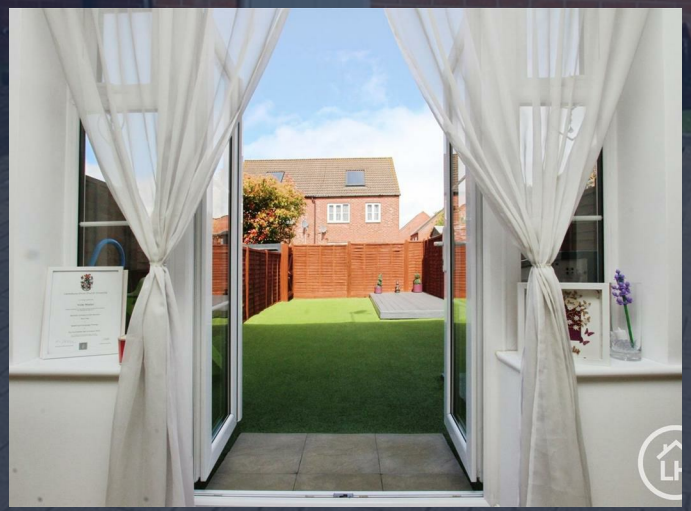
Spacious three-bedroom townhouse with over 1,000 sq.ft. of accommodation, a generous rear garden and a modern finish throughout, positioned on a popular development in Sittingbourne. Set across three floors, this home offers flexible living, a large principal suite and allocated parking nearby, ideal for growing families or buyers stepping up the ladder.

Key Features

- Three Bedroom Mid-Terrance House
- Over 1,000 sq.ft. of accommodation
- Sought-after Great Easthall location
- Impressive top floor principal suite
- Two further well-proportioned bedrooms
- Versatile three-storey layout
- Excellent connectivity
- Allocated parking via nearby garage area
- EPC Rating Awaited
- Council Tax Band D

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Property Description

This well-presented three-bedroom townhouse offers a fantastic blend of space, layout and modern living, arranged across three floors to suit a range of buyers.

The ground floor is centred around a bright and spacious lounge/diner, perfect for both relaxing and entertaining, with doors opening directly onto the rear garden. The modern fitted kitchen sits to the front, complemented by a convenient downstairs W/C.

To the first floor, you'll find two well-proportioned double bedrooms alongside a contemporary family bathroom, making it an ideal setup for children, guests or home working.

The top floor is dedicated to an impressive principal bedroom suite, offering generous proportions, potential for built in storage and the added benefit of a private en-suite, creating a true retreat away from the main living space.

Externally, the property benefits from a low-maintenance rear garden, designed for ease of use and year-round enjoyment, along with allocated parking via a nearby garage area (not attached to the property).

About The Area

Situated within the ever-popular Great Easthall development, this property benefits from being part of one of Sittingbourne's most sought-after modern communities. Known for its family-friendly layout, green open spaces and well-kept surroundings, Great Easthall has become a go-to location for buyers looking for a balance of convenience and lifestyle.

The development itself offers a range of local amenities within walking distance, including convenience shops, takeaways and highly regarded primary schooling, making it particularly appealing for young families. There are also play parks, open green areas and walking routes woven throughout the development, giving it a more open and community-driven feel compared to older parts of town.

For those needing to commute, Sittingbourne town centre and mainline railway station are just a short drive away, offering direct high-speed services into London, while the nearby A2 and M2 motorway links provide excellent access to Canterbury, Maidstone and beyond.

Sittingbourne continues to see ongoing investment and regeneration, with an expanding retail offering, leisure facilities and schooling options, further strengthening its appeal for both homeowners and investors alike.

Overall, Great Easthall is particularly well suited to buyers seeking a modern, well-connected location with a strong community feel, whilst still being within easy reach of everything Sittingbourne has to offer.

Lounge

4.93m x 4.14m (16'2 x 13'7)

Kitchen

3.33m x 2.01m (10'11 x 6'7)

W/C

- First Floor

Bedroom Two

4.14m x 3.81m (13'7 x 12'6)

Bedroom Three

4.14m x 3.30m (13'7 x 10'10)

Bathroom

2.11m x 1.96m (6'11 x 6'5)

- Second Floor

Bedroom One

4.14m x 4.09m (13'7 x 13'5)

En-Suite

2.01m x 1.83m (6'7 x 6'0)

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.

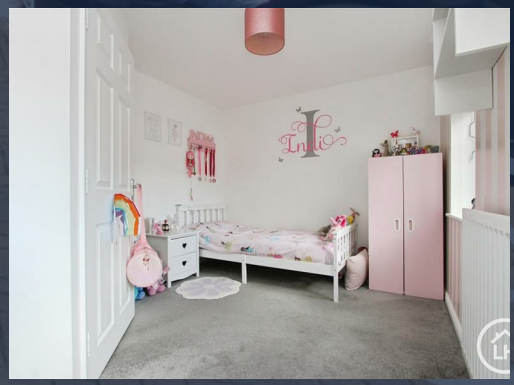
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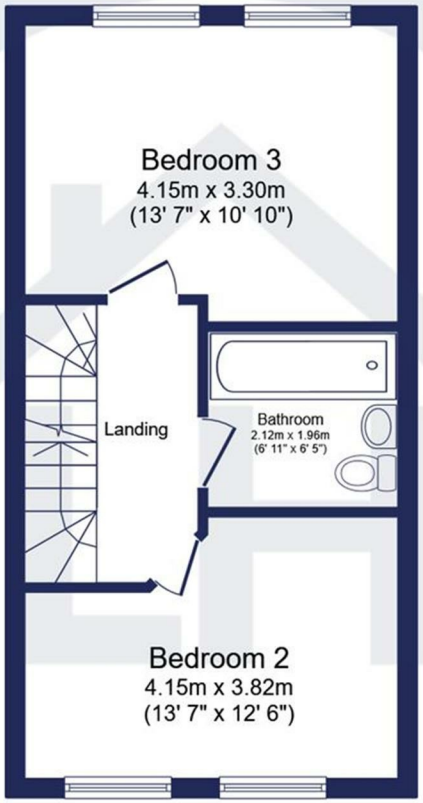






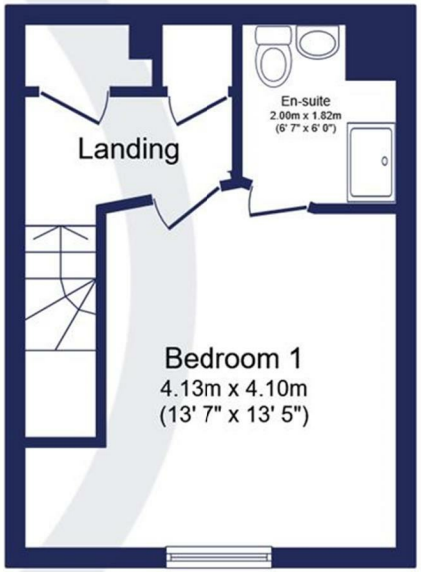
Ground Floor

Floor area 34.7 sq.m. (374 sq.ft.)



First Floor

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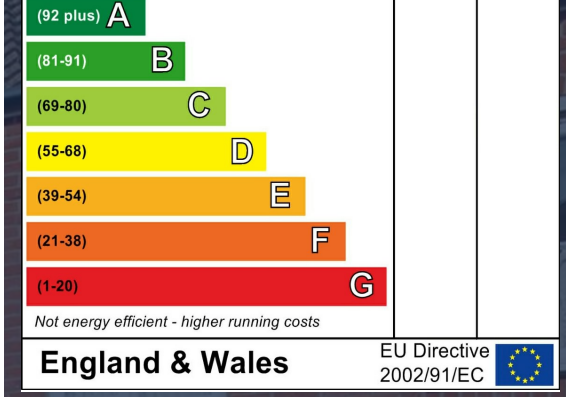
Second Floor

Floor area 24.1 sq.m. (260 sq.ft.)

Total floor area: 93.6 sq.m. (1,008 sq.ft.)

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