

Eastcourt lane, Rainham

Asking Price £450,000

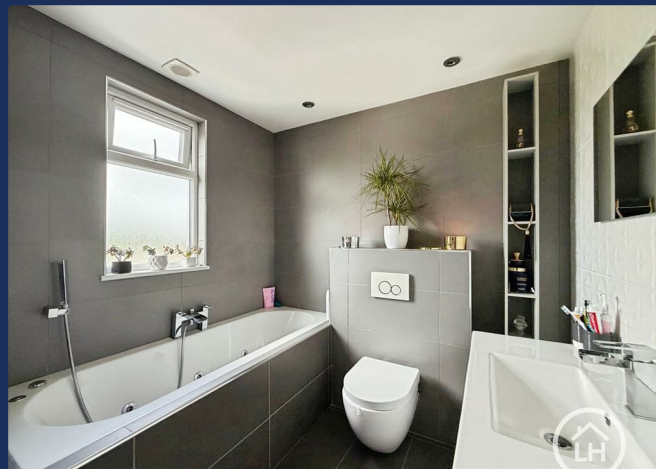
## Key Features

- Four Bedroom Semi Detached
- Attractive Open Plan Kitchen/Lounge
- Fantastic Commuter Links
- Ideal For Growing Families
- Finished To A High Standard Throughout
- Large Driveway & Garage To Rear
- Ensuite Bathroom
- Sought After Location
- EPC Rating - C - (69)
- Council Tax Banding - C



## Property Summary

Presented by LambornHill Estate Agents, this beautifully presented four-bedroom semi-detached home offers spacious and contemporary accommodation arranged across three floors, perfectly suited to modern family living.



## Property Overview

The ground floor features a welcoming entrance hall leading through to a bright reception room to the front, while to the rear the property opens into a stunning kitchen/dining room with a stylish open plan layout, creating an ideal space for entertaining, family meals, and everyday living. The kitchen is finished to a high standard with ample worktop and storage space, creating a modern and sociable heart of the home.

The first floor offers three well-proportioned bedrooms alongside a modern shower room, while the impressive top floor is dedicated to the main bedroom suite, providing a spacious and private retreat complete with en-suite facilities.

Externally, the property benefits from a large driveway providing ample off-road parking, along with a garage to the rear offering additional storage or parking options. The home is positioned within a sought-after residential location, well placed for local amenities, schools, and transport links.

This property is particularly well suited to buyers seeking stylish and flexible accommodation, generous living space, and a home ready to move straight into.

## About The Area

Eastcourt Lane is a highly regarded residential location within Gillingham, popular with families and professionals thanks to its excellent access to local amenities, schools, and transport links. The area offers a convenient balance of suburban living while remaining well connected to nearby towns and commuter routes.

Residents benefit from a range of nearby shops, supermarkets, cafés, and leisure facilities, with both Gillingham and Rainham town centres within easy reach. Mainline railway stations provide regular services into London, while the A2/M2 motorway network is easily accessible for those travelling further afield.

The area is also well served by well-regarded primary and secondary schools, open green spaces, and local parks, making it particularly appealing for growing families seeking a convenient and established neighbourhood.

## Entrance Hall

### Lounge

12'8 x 11'2

### Kitchen

17'6 x 10'6

### Bedroom One

19'7 x 11'3

### Ensuite

6'11 x 6'0

### Bedroom Two

13'3 x 9'11

### Bedroom Three

10'10 x 10'8

### Bedroom Four

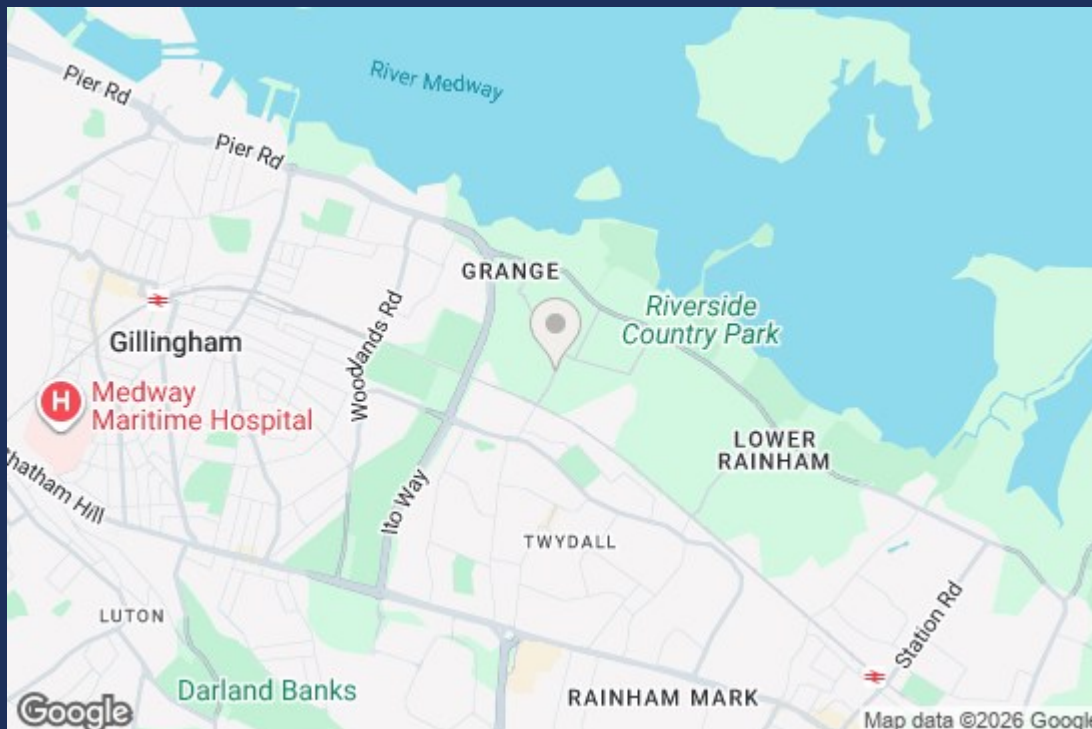
7'3 x 6'11

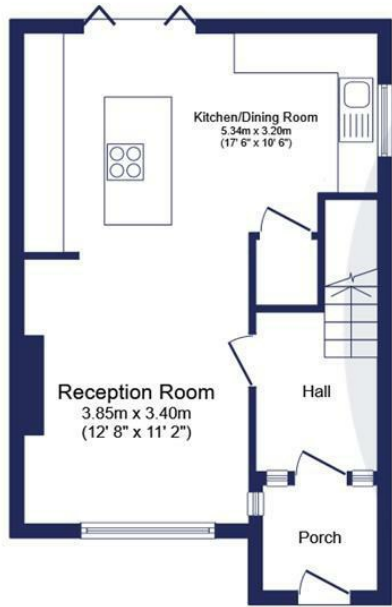
## About LambornHill

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

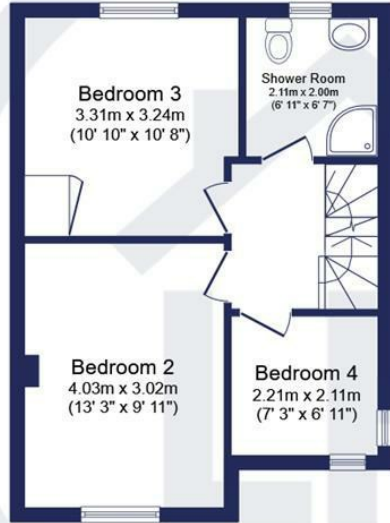
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust 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!**





Ground Floor



First Floor



Second Floor



Garage



Total floor area: 124.5 sq.m. (1,340 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](http://www.Propertybox.io)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	

Lamborn & Hill 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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