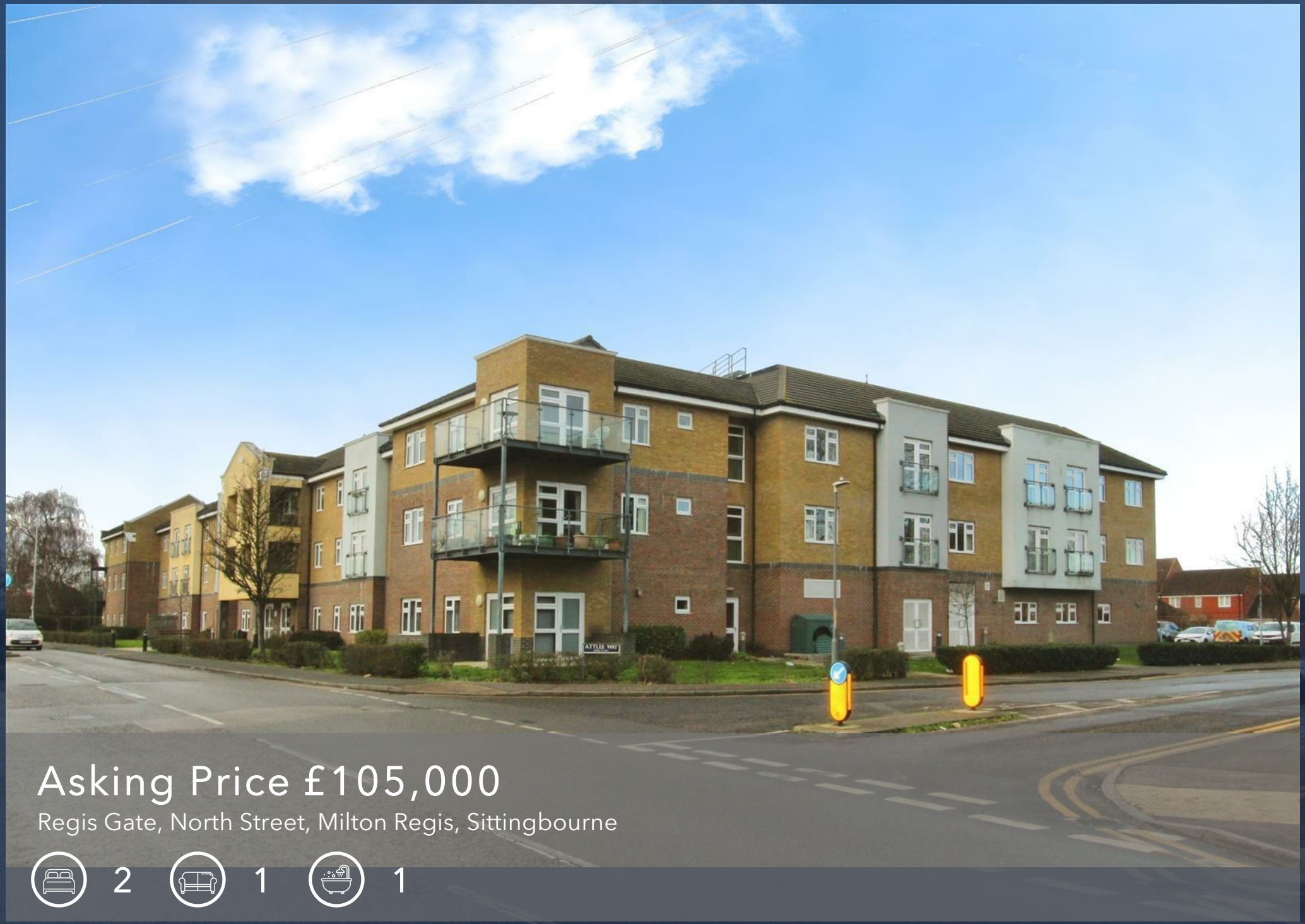


Asking Price £105,000

Regis Gate, North Street, Milton Regis, Sittingbourne

2 1 1

Summary of Regis Gate, North

Over 55's development • 75% shared ownership • South-facing private balcony • Attractive garden views • Spacious open-plan living • Modern fitted kitchen • Jack & Jill bathroom • Excellent on-site facilities • 24-hour care available • Long lease

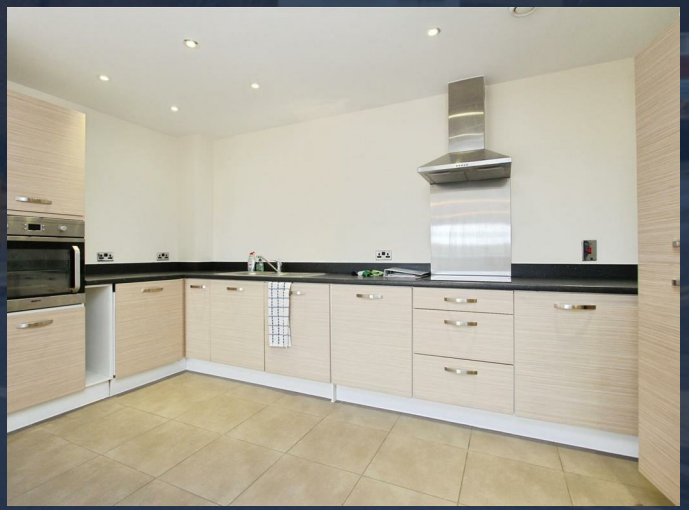
Key Features

- Over 55's
- Modern and Spacious Design
- Extensive Amenities Included ~ £9336 Service Charge Per Annual (£778 Per Month)
- 75% Shared Ownership
- Private South Facing Balcony with Garden Views
- Long Lease
- Sociable Environment
- 'Jack and Jill' En-suite Bathroom
- Council Tax Band B
- EPC Rating Grade B (81)

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Property Overview

Situated on the second floor of the popular Regis Gate development, this exceptionally well-kept apartment offers spacious, modern accommodation designed specifically for the over 55s.

The heart of the home is the generous open-plan living space, combining a contemporary fitted kitchen with a bright lounge and dining area. French doors open onto a private south-facing balcony overlooking the landscaped communal gardens, giving this particular apartment a lovely outlook and its own outdoor space.

There are two well-proportioned bedrooms, with the principal bedroom measuring approximately 14'2" x 12'1". A spacious Jack & Jill bathroom can be accessed from both the principal bedroom and hallway, while the apartment has been designed with accessibility and independent living in mind.

Regis Gate offers considerably more than the apartment itself, with residents benefiting from an on-site restaurant, communal lounge, hair salon, therapy rooms, activity space, guest accommodation, landscaped gardens and mobility scooter storage and charging. Lifts serve all floors and a 24-hour care team is available for additional reassurance.

Offered on a 75% shared ownership basis with approximately 115 years remaining on the lease, this is an excellent opportunity for buyers looking for an accessible home within a sociable and supportive development.

About The Area

Regis Gate is conveniently positioned in Milton Regis, offering easy access to local amenities while remaining close to Sittingbourne town centre.

The surrounding area provides a good selection of shops, supermarkets, cafés, pharmacies and healthcare facilities, with Sittingbourne offering a much broader range of shopping, leisure and everyday services. Milton Creek Country Park is also nearby, providing extensive green space with walking and cycling routes.

For those travelling further afield, Sittingbourne railway station is approximately 1.5 miles away and provides regular rail services towards London and the Kent coast. Local bus routes are readily available, while the nearby A249 provides convenient access towards the M2, Maidstone and the wider Kent road network.

Key Services Provided

• 24-Hour On-Site Care Team: Ensuring residents' safety and support around the clock.
• Restaurant: Providing daily hot meals for residents and visitors, with five meals included weekly in the service charge.
• Hairdressing Salon: Offering haircuts and grooming services conveniently on-site.
• 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 / Kitchen

8.03m x 2.21m (26'4 x 7'3)

Bedroom One

4.32m x 3.68m (14'2 x 12'1)

Bedroom Two

3.02m x 2.67m (9'11 x 8'9)

Bathroom

2.54m x 2.21m (8'4 x 7'3)
Accessed by bedroom one & hallway.

Balcony

With Communal garden view.

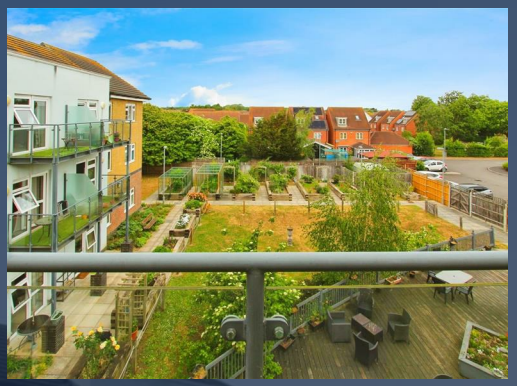
About LambornHill

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.

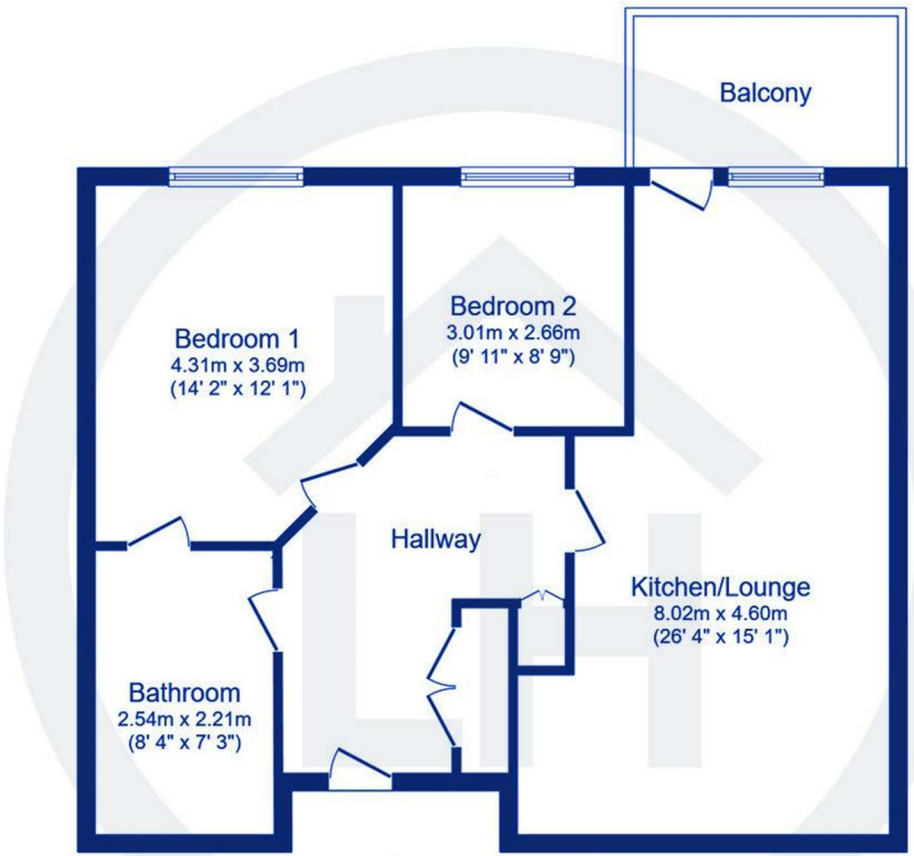
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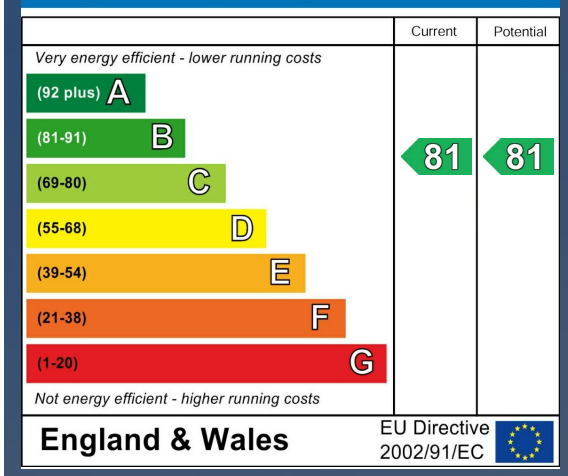
Floor Plan

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

OTAL: 76.4 sq.m. (822 sq.ft.)

is 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 proximate. 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 sstatement. 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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