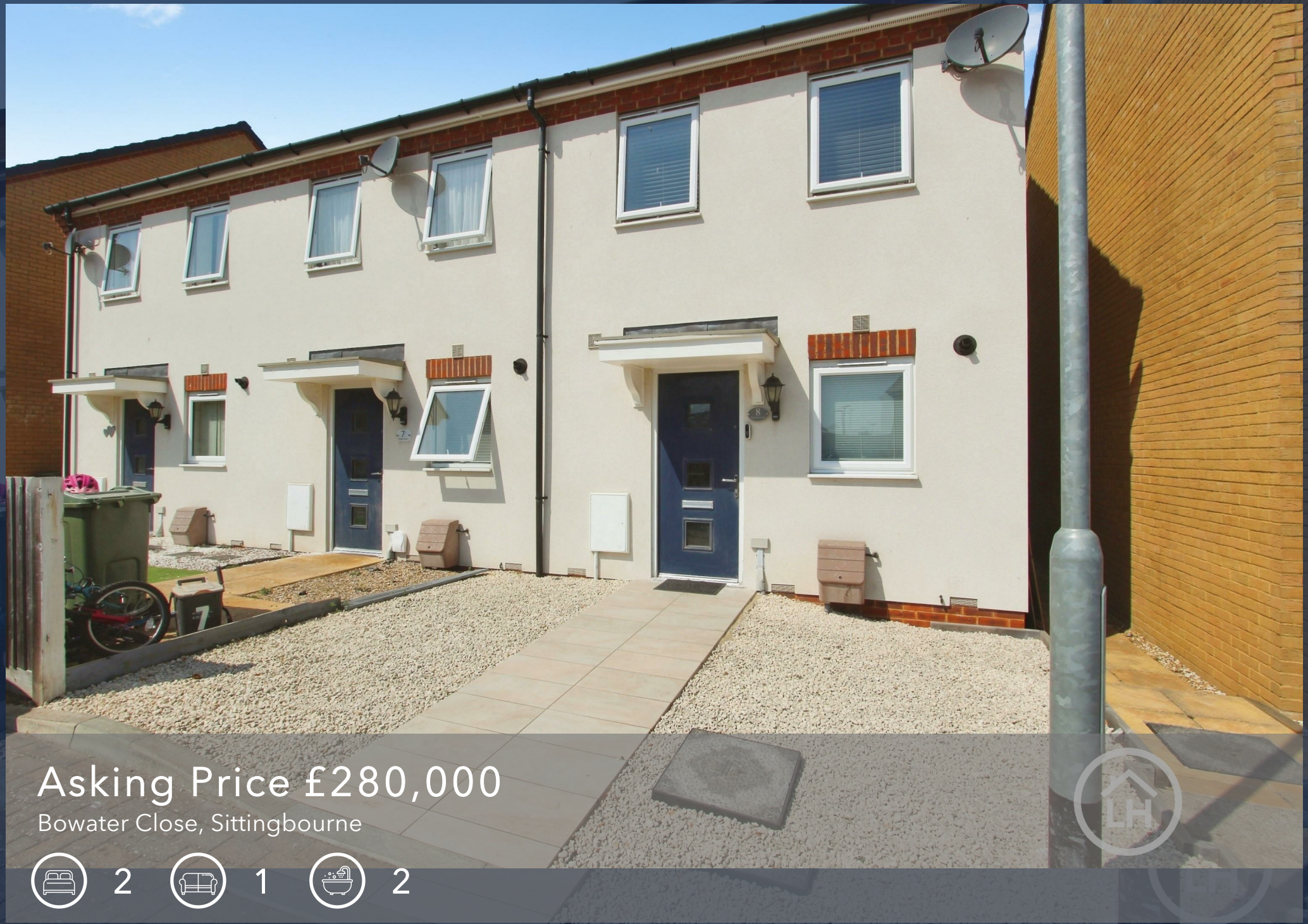


Asking Price £280,000

Bowater Close, Sittingbourne

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Summary of Bowater Close

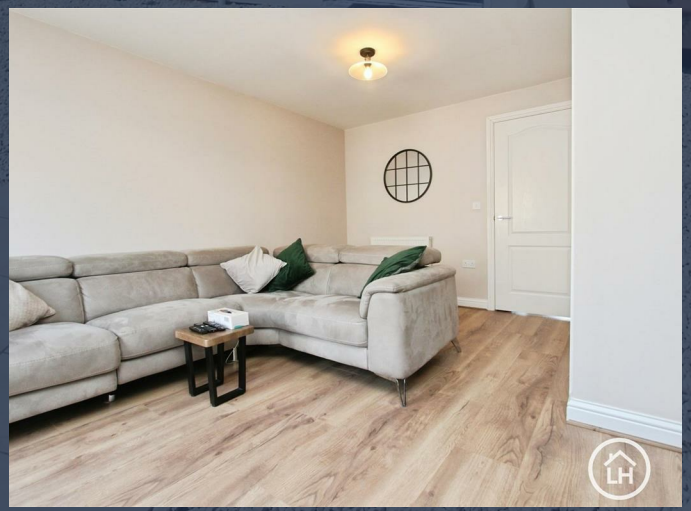
Desirable residential setting • Beautifully presented two-bedroom home • Lovingly maintained throughout • Comfortable & practical living space • Ready to move straight into • Well-kept throughout • Low-maintenance modern living • Ideal first-time buy • Perfect for couples • Excellent choice for those seeking a hassle-free home

Key Features

- The home benefits from two well-proportioned bedrooms, providing comfortable and versatile accommodation.
- The property is beautifully presented throughout and is ready for the new owners to move straight in and enjoy.
- The property comes with two parking spaces, offering excellent convenience for residents and visitors.
- The generous reception room provides a welcoming space for relaxing, dining and entertaining.
- The well-planned kitchen offers a practical and functional space for everyday living.
- End-of-terrace property with convenient side access to the rear garden
- The home offers a low-maintenance lifestyle, making it particularly appealing to buyers looking for a property that is ready to enjoy.
- The property would make an excellent choice for first-time buyers, couples or investors looking for a well-presented two-bedroom home.
- Council tax band B
- EPC B (83)

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Property Overview

The ground floor provides a welcoming entrance hall with useful downstairs WC, leading through to a generous reception room. This bright and versatile living space provides plenty of room for both relaxing and dining, creating a comfortable hub for everyday life and entertaining. To the rear is a well-planned kitchen, offering a practical arrangement of units and workspace together with integrated cooking facilities, while providing direct access to the outside.

Upstairs, the property offers two well-proportioned bedrooms. Bedroom One provides a comfortable principal bedroom, while Bedroom Two would make an ideal second bedroom, guest room or home office depending on your needs. The contemporary bathroom is conveniently positioned from the landing and completes the first-floor accommodation.

The property makes excellent use of its space, combining a generous reception room with two comfortable bedrooms and practical facilities across two floors. A particularly appealing feature is the provision of two parking spaces, offering valuable convenience for households with multiple vehicles or visiting guests.

Overall, Bowater Close represents a fantastic opportunity to acquire a move-in-ready two-bedroom home in lovely condition, with well-balanced accommodation, a practical kitchen, downstairs WC, modern bathroom and the significant benefit of two allocated parking spaces. With its appealing layout and low-maintenance presentation, this is a home that should particularly appeal to buyers seeking comfort, convenience and excellent everyday practicality.

About The Area

Sittingbourne is a well-established Kent town offering an appealing combination of everyday convenience, family-friendly amenities and excellent connections, making it a particularly practical place to call home. Bowater Close is situated within a residential setting, with a range of local facilities, schools, shops and services close at hand, while Sittingbourne town centre provides a broader choice of shopping, cafés, restaurants and leisure opportunities. The town has also benefited from ongoing investment, with attractions including The Light Cinema, bowling and an expanding selection of places to eat and enjoy.

For families and those who enjoy getting outdoors, there are plenty of opportunities to make the most of the surrounding area. Milton Creek Country Park provides an impressive 128 acres of open space, with walking routes, wildlife habitats, a natural play area, community facilities and a fishing lake, offering a wonderful place for weekend walks, fresh air and family time. The park also connects with the historic Milton Creek and forms an attractive green link within the local area.

Sittingbourne also offers a good selection of leisure and recreational activities, including Swallows Leisure Centre, Bayford Meadows and local sporting and entertainment facilities. The surrounding Kent countryside provides further opportunities for walking, cycling and days out, while the nearby heritage railways add an extra family-friendly attraction to the area.

The location is particularly attractive for commuters, with Sittingbourne railway station providing direct services towards London St Pancras International, with journeys taking around an hour. There are also rail connections towards destinations including Faversham, Ramsgate and Sheerness-on-Sea, making the area well placed for both commuting and exploring Kent and beyond.

Overall, the area around 8 Bowater Close offers the kind of balanced lifestyle that makes a home particularly appealing: a peaceful residential environment, convenient access to everyday amenities, plenty of green space and leisure options, together with strong transport links. It is a location that works equally well for enjoying relaxed family life, keeping active locally or commuting further afield.

Lounge

4.55m x 3.91m (14'11 x 12'10)

Kitchen

2.84m x 1.80m (9'04 x 5'11)

Bedroom One

3.91m x 2.77m (12'10 x 9'01)

Bedroom Two

3.91m x 2.77m (12'10 x 9'01)

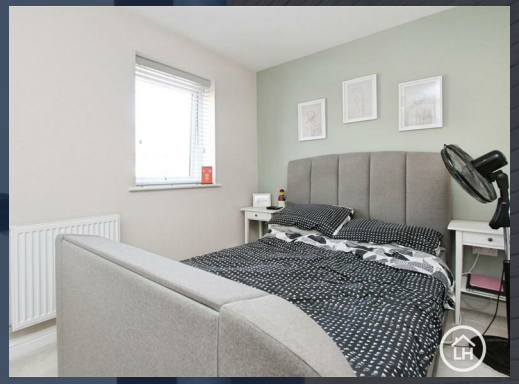
About LambornHill

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.

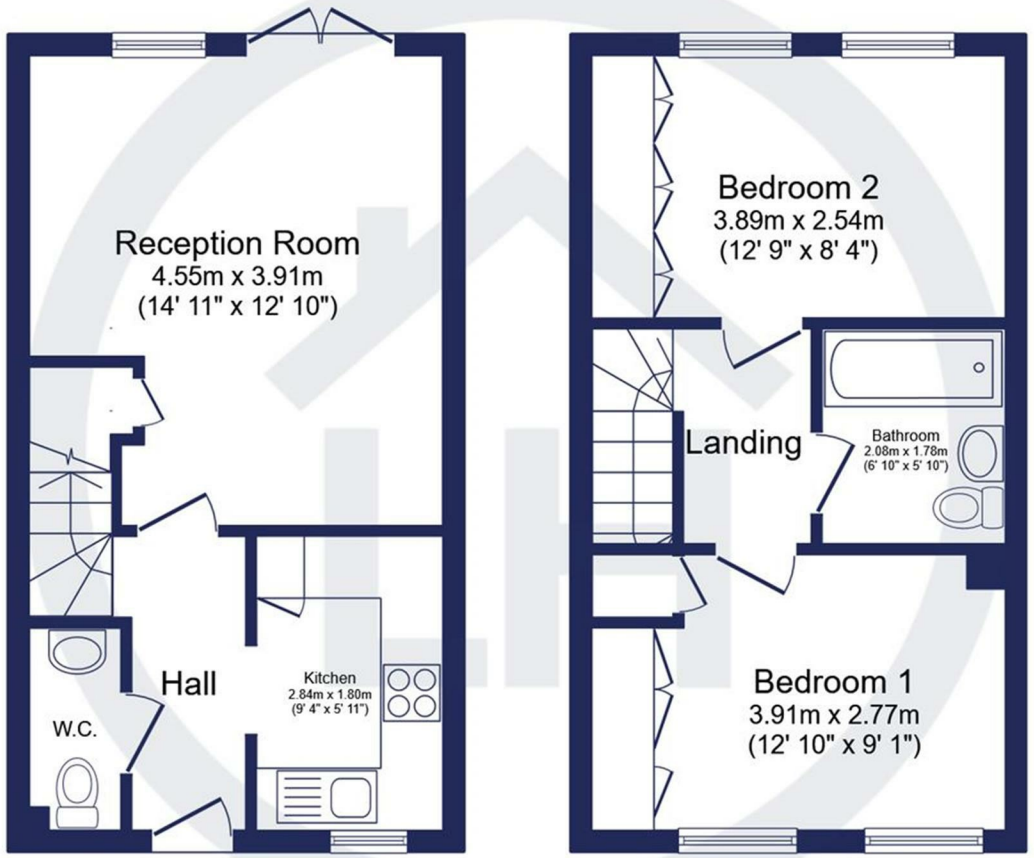
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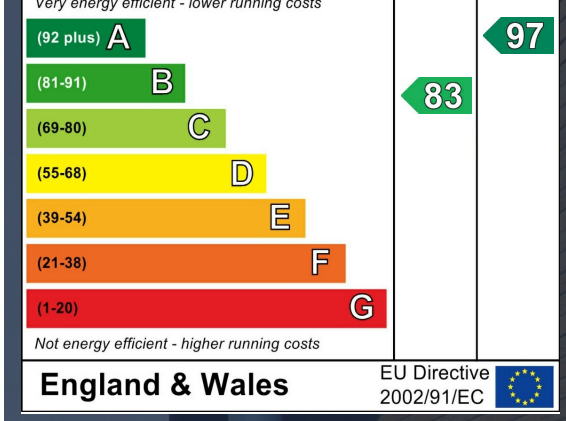




Total floor area: 59.9 sq.m. (645 sq.ft.)

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.

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

LambornHill