



Oastview, Rainham, Gillingham
Offers In Excess Of
£275 000

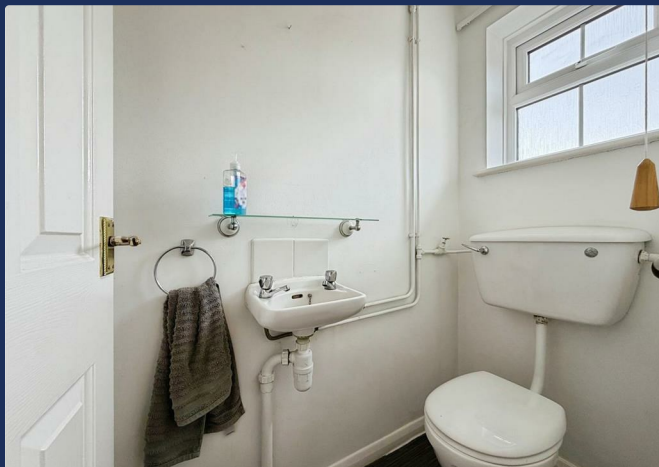
Key Features

- **Four Bedroom Family Home**
- **Good School Catchment Area**
- **Integral Garage & Driveway**
- **Extended Lounge**
- **No Chain**
- **Ground Floor W/C**
- **Sought After Location**
- **Walking Distance To Train Station**
- **EPC Rating - D (63)**
- **Council Tax Band - D**



Property Summary

Presented by LambornHill Estate Agents, this well-proportioned four-bedroom terraced family home is offered to the market with no onward chain and is situated on a sought-after road, making it an excellent opportunity for buyers seeking space, convenience, and potential.



Property Overview

The ground floor features a spacious lounge to the rear, providing a bright and comfortable living area with access to the garden. A fitted kitchen sits to the front, complemented by a ground floor W.C. and internal access to the garage, enhancing everyday practicality.

To the first floor, the property offers three bedrooms, including two doubles and a further single room, alongside a family bathroom. The second floor provides an additional generous bedroom, creating a flexible layout ideal for growing families, home working, or those requiring additional space.

Externally, the property benefits from a good size rear garden with a sunny aspect, ideal for outdoor relaxation and entertaining. To the front, a driveway and garage provide off-street parking and additional storage.

This home is particularly well suited to buyers looking for a property with adaptable accommodation, a practical layout across three floors, and the advantage of being offered with no chain in a desirable residential location.

About The Area

Oastview is located within a sought-after residential area of Rainham, offering a well-balanced setting that combines convenience, accessibility, and a strong community feel.

The property is within easy reach of a range of local amenities, including shops, supermarkets, and everyday services. Rainham town centre and High Street are nearby, providing a wider selection of retail, dining, and leisure options.

For commuters, Rainham railway station offers regular services into London, while the A2 and M2 are easily accessible, providing straightforward road links to surrounding areas and the capital.

The area is well served by local schools, healthcare facilities, and green spaces, making it suitable for a variety of buyers. Nearby parks and open areas offer opportunities for outdoor activities and relaxation.

Overall, Oastview provides a popular and well-connected location, ideal for those seeking a practical and established residential environment.

Entrance Hall

Lounge

26'4 x 12'1

Kitchen

11'10 x 8'6

Cloakroom

Bedroom One

10'9 x 10'9

Bedroom Two

10'6 x 8'11

Bedroom Three

12'4 x 12'

Bedroom Four

8'10 x 7'11

Bathroom

8'6 x 6'1

Garage

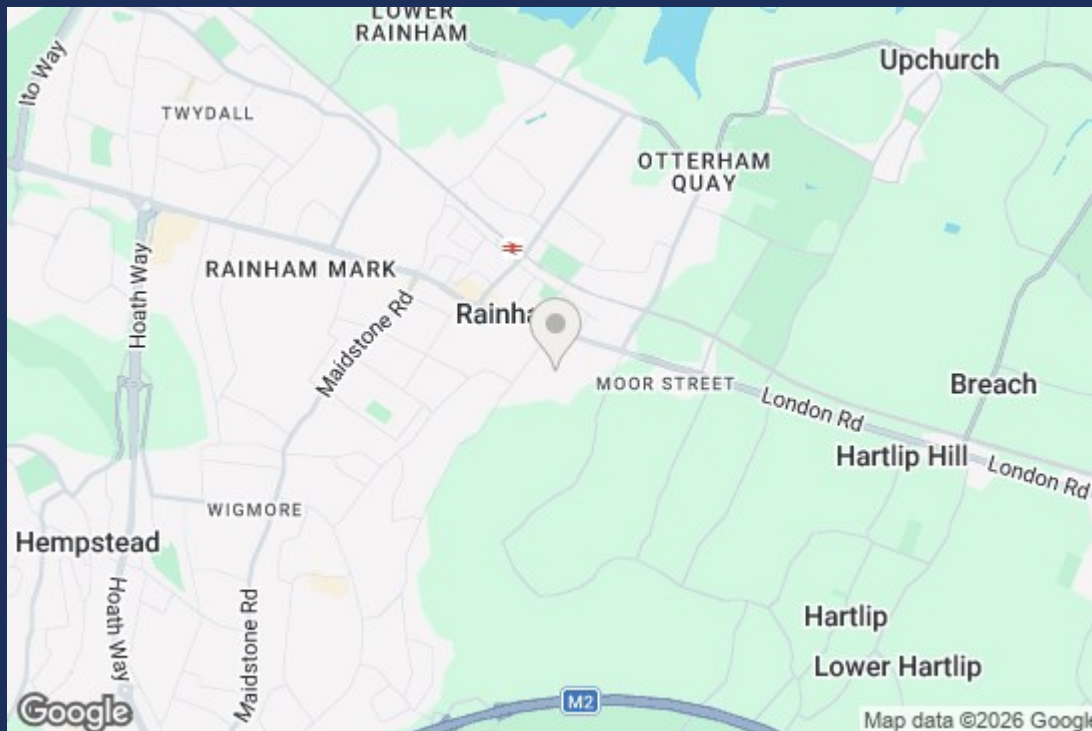
15'8 x 8'11

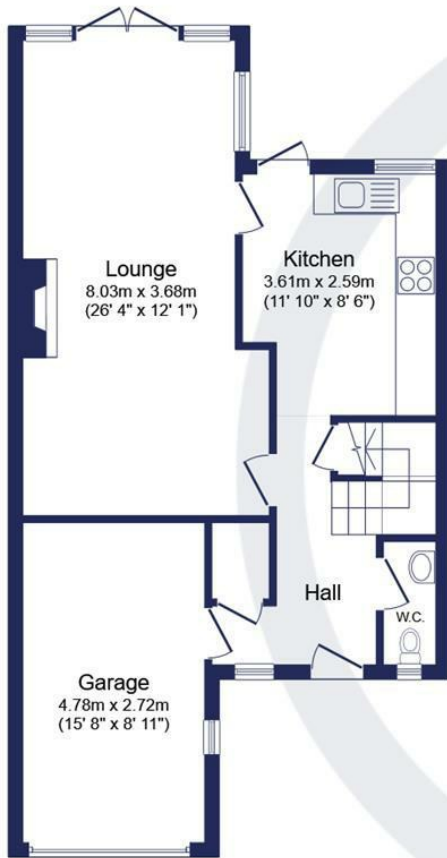
About LambornHill

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.

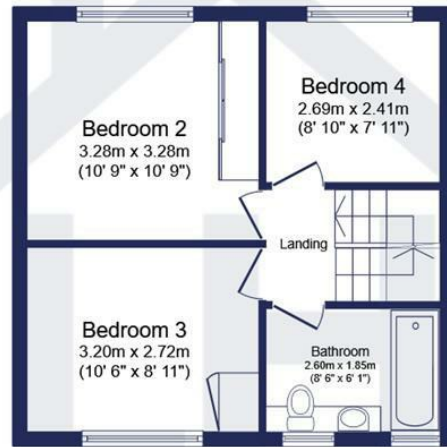
- Lets Keep It Local, Lets Keep It LambornHill!





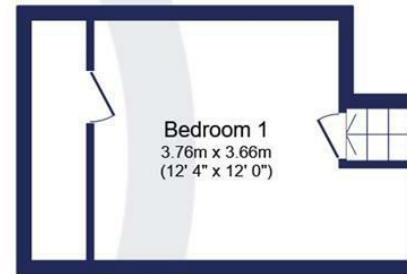
Ground Floor

Floor area 58.6 sq.m. (631 sq.ft.)



First Floor

Floor area 37.8 sq.m. (407 sq.ft.)



Second Floor

Floor area 18.9 sq.m. (203 sq.ft.)

Total floor area: 85.6 sq.m. (921 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

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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