



Offers In Excess Of £250,000

Belmont Road, Gillingham



3



2



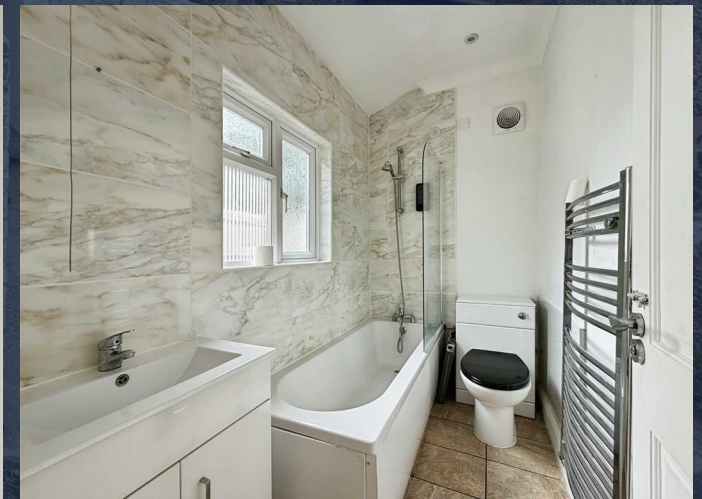
1

Summary of Belmont Road

LambornHill Estate Agents are delighted to bring to the market this well-presented three-bedroom terraced home, ideally positioned within walking distance of both Medway Maritime Hospital and Gillingham train station, which provides a High Speed 1 service to London St Pancras. Offering a practical layout, good-sized garden and attractive presentation throughout, this property is an excellent opportunity for first-time buyers, families or those looking for a conveniently located home.

Key Features

- Three Bedroom Mid Terrace
- Large Open Plan Kitchen/Diner
- Utility Area
- Three Separate Bedrooms
- No Chain
- Walking Distance To Gillingham Train Station
- Ready To Move Into
- Bay Fronted
- EPC - TBC
- Council Tax Band - B



Property Overview

The ground floor offers a welcoming lounge to the front, leading through to a separate dining area which provides a useful space for family meals or entertaining. To the rear is a well-appointed kitchen with access to the garden, while the property also benefits from a convenient ground floor WC.

Upstairs, there are three bedrooms along with a family bathroom, providing well-balanced accommodation for modern family living. The property also benefits from a useful basement/cellar, offering additional storage space.

Outside, the good-sized rear garden provides valuable outdoor space for relaxing, entertaining or enjoying with the family.

With its convenient position close to Medway Maritime Hospital, Gillingham train station and the local amenities, this is a home that offers both practicality and excellent commuter connections, with the High Speed 1 service providing journeys to London St Pancras.

About The Area

Belmont Road is a conveniently positioned residential location in Gillingham, offering excellent access to a wide range of local amenities and transport links. The area is particularly well suited to commuters, with Gillingham railway station within walking distance, providing regular services into London and access to the high-speed HS1 connection to London St Pancras.

The property is also ideally placed for Medway Maritime Hospital, making it a practical choice for healthcare professionals and those working nearby. Gillingham town centre is within easy reach, offering a variety of shops, supermarkets, cafés, restaurants and everyday amenities.

The surrounding area is well served by a selection of schools, local parks and recreational facilities, while nearby Rochester provides further shopping, dining and leisure options. For those travelling by road, the A2 and M2 are readily accessible, providing convenient connections across Medway and further into Kent.

Combining its convenient location, excellent commuter connections

and proximity to everyday amenities, Belmont Road offers a practical and well-connected setting for buyers looking to enjoy everything Gillingham and the wider Medway area have to offer.

Entrance Hall

Lounge

4.04m x 3.10m (13'3 x 10'2)

Dining Room

3.68m x 3.28m (12'1 x 10'9)

Kitchen

3.43m x 2.44m (11'3 x 8'0)

Utility Area

Bathroom

Bedroom One

4.01m x 2.67m (13'2 x 8'9)

Bedroom Two

3.12m x 2.36m (10'3 x 7'9)

Bedroom Three

3.71m x 2.67m (12'2 x 8'9)

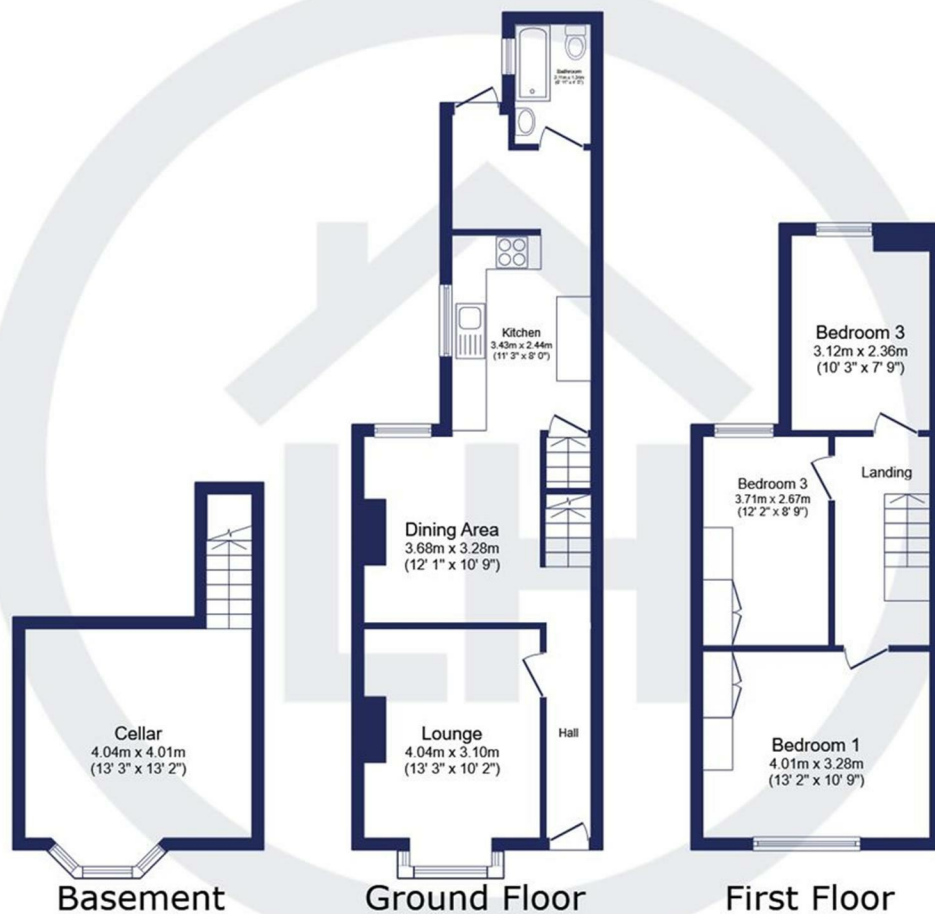
Cellar

4.04m x 4.01m (13'3 x 13'2)

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.





Total floor area: 98.7 sq.m. (1,062 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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

