

Offers In Excess Of £280,000

Barnfields Court, Sittingbourne

3 1 3

Summary of Barnfields Court

Chain-free •Two allocated parking spaces • Quiet cul-de-sac setting • Beautifully presented throughout • Spacious 18ft lounge/dining area • Principal bedroom with en-suite • Enclosed rear garden • Modern fitted kitchen • Downstairs cloakroom • Popular Great Easthall location • Ideal first-time buy or family home

Key Features

- Spacious open-plan lounge and dining area
- Two allocated parking spaces
- Enclosed rear garden ideal for entertaining and family use
- Popular Great Easthall location close to local amenities
- Well positioned for schools, transport links, and commuter routes
- Principal bedroom with en-suite shower room
- Additional family bathroom plus downstairs cloakroom
- Modern fitted kitchen with ample storage and workspace
- EPC 76 (C)
- Council Tax Band C

LambornHill







Property Overview

This chain-free property benefits from a bright open-plan lounge and dining area, creating a sociable and versatile living space with direct access to the rear garden. A separate fitted kitchen provides ample storage and workspace, while a convenient downstairs cloakroom adds further practicality.

Upstairs, the home features three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom, providing a total of three bathrooms/WC facilities throughout the property.

Externally, the property benefits from two allocated parking spaces and an enclosed rear garden, offering both convenience and outdoor space for relaxing or entertaining. Positioned within a popular residential setting close to local amenities, schools, and transport links, this home presents an excellent opportunity for families, professionals, or those seeking additional space.

About The Area

Situated within the popular Great Easthall area, the property enjoys a convenient location with easy access to a range of local amenities, schools, and transport connections. The area is well suited to families and professionals alike, offering a balance of community living and everyday convenience.

Residents benefit from nearby green spaces, walking routes, and recreational facilities, while a selection of shops, supermarkets, cafés, and services are all within easy reach. Excellent road links provide straightforward access to surrounding towns and commuter routes, with public transport options also available nearby.

The wider area offers a welcoming neighbourhood feel with a mix of modern housing and established community amenities, making it an attractive location for those seeking a well-connected and practical place to call home.

Lounge

5.49m x 3.81m (18 x 12'6)

Kitchen

3.40m x 3.38m (11'02 x 11'01)

Downstairs WC

Bedroom One

3.66m x 2.59m (12 x 8'06)

Bedroom Two

3.20m x 2.57m (10'06 x 8'05)

Bedroom Three

2.57m x 2.13m (8'05 x 7)

Family Bathroom

En-suite

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.

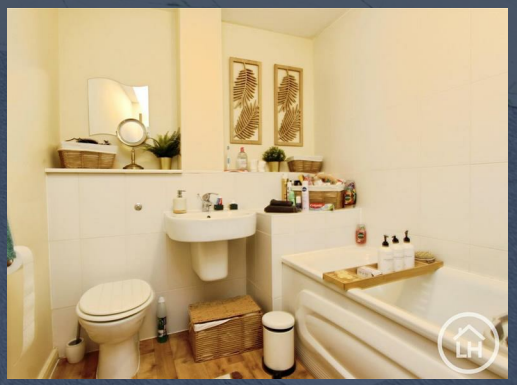
-Let's Keep It Local, Let's Keep It Lambornhill

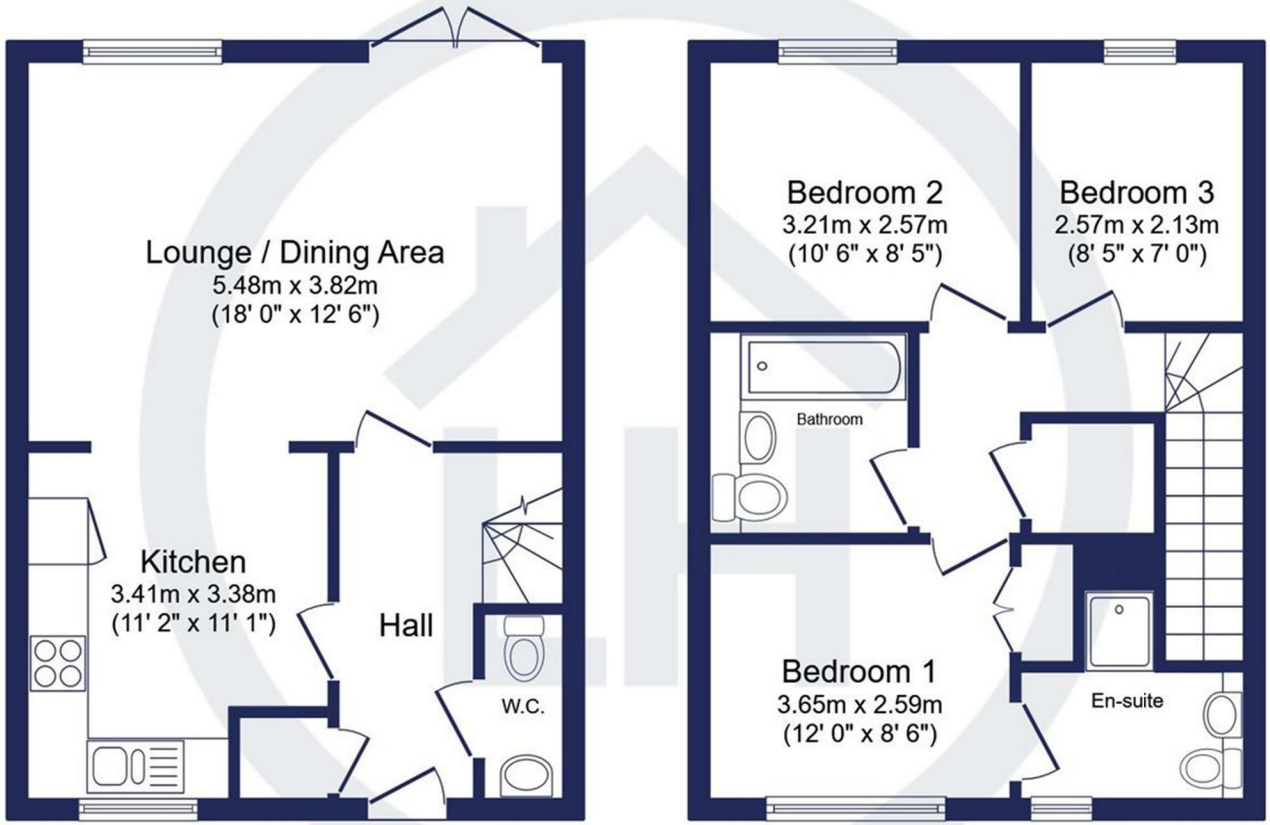
LambornHill











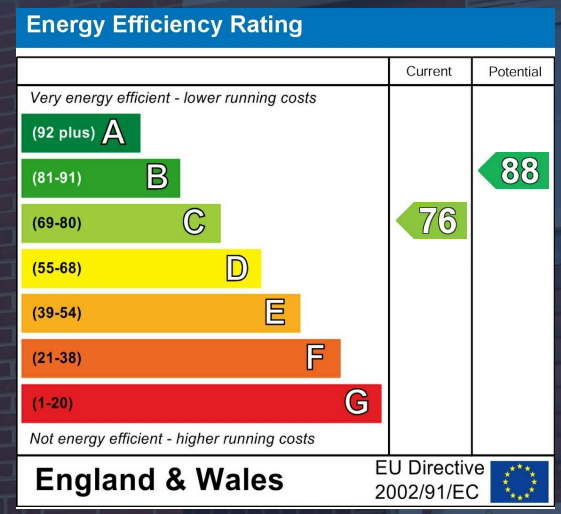
Ground Floor
Floor area 39.1 sq.m. (421 sq.ft.)

First Floor
Floor area 39.1 sq.m. (421 sq.ft.)

Total floor area: 78.2 sq.m. (842 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

LambornHill





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