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**28 Bergamot Close**  
Fixed Price £230,000

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Beautifully presented two bedroom coach house with private entrance and integrated garage with inbuilt storage space, enviably situated in a quiet modern development on the outskirts of Sittingbourne. The property offers bright and spacious, well proportioned accommodation with modern interiors and neutral finish throughout –ideal for homeowners or investor alike. Features include a light and airy 17'8 reception room, separate well equipped kitchen, modern family bathroom, quality floor coverings, gas central heating, double glazing and excellent storage space.

Accommodation comprises own entrance with stairs rising to the first floor leading into the generous reception room with ample space for both relaxing and dining. The separate kitchen comprises a range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor, electric oven, and further space for appliances. There are two well proportioned bedrooms, plus a family bathroom with modern white three piece suite.

The property is conveniently located on the outskirts of Sittingbourne, within easy reach of Sittingbourne station, providing excellent links to Central London and the surrounding area, with the A249 and A2 linking the M20 and M25 for useful vehicular access.

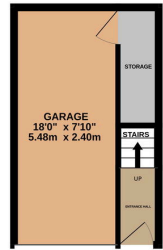
There is a variety of local shops and amenities within a short distance, with the larger centre of Sittingbourne offering a further array of shops, bars and restaurants. The area is also well served by lovely open spaces and well respected schools, both at primary and secondary level.

Viewings are highly recommended.

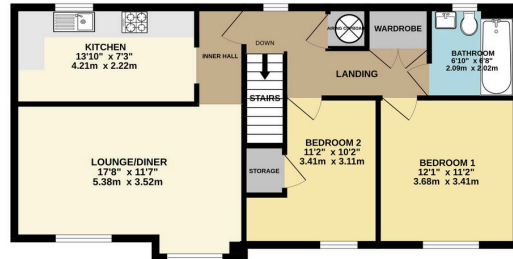
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GROUND FLOOR  
197 sq.ft. (18.2 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with SketchUp 12/2021



- Wonderful Modern Coach House
- Bright and Spacious Accommodation with Modern Interiors
- 17'8 Lounge/Diner
- Family Bathroom
- Close to Sittingbourne Station, Schools and Amenities
- Fantastic Location on Outskirts of Sittingbourne
- Neutral Finish Throughout
- Separate Well Equipped Kitchen
- Integral Garage and Private Entrance
- PLEASE QUOTE LC0941 ON ALL ENQUIRIES

