George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY









Sunnyside The Street, Sittingbourne, ME9 7UD

£1,300 Per Calendar Month

This delightful bungalow offers a perfect blend of comfort and versatility. The property has been redecorated throughout with new carpets to the bedrooms and boasts two well-proportioned bedrooms and a welcoming reception room, ideal for both relaxation and entertaining. The living room features a multi-fuel stove, creating a warm and inviting atmosphere during the colder months.

One of the standout features of this home is the versatile garden room, which can be adapted to suit your needs, whether as a home office, a playroom, or a tranquil retreat. The bungalow is set within a generous plot, with a lovely 60-foot west facing garden that provides ample space for outdoor activities.

For those with vehicles, the property offers ample off-street parking, along with a substantial 23-foot detached garage, ensuring convenience and security for your cars or additional storage needs.

This bungalow is situated in the charming village of Stockbury which offers excellent facilites such as a community pub, village hall and fabulous farm shop with butchers and post office counter all within walking distance.

Available immediately, pets considered, applicants will require household income of £39,000.00.

ACCOMMODATION

Hallway
Composite double glazed door, tiled floor, radiator (heated via woodburner), electric meter and consumer units.

Living Room 12'5" x 11'7" (3.81 x 3.55)
Tiled floor, double glazed window, High Heat Retention storage heater, multifuel stove.

Kitchen 12'4" x 7'4" (3.77 x 2.25)
Tiled floor, range of matching blue wall and base units with granite effect worksurfaces & tiled splashback, freestanding electric stainless steel cooker with oven and hob, stainless steel canopy extractor hood, 1 1/2 bowl composite sink, integrated undercounter fridge. Wooden framed window, glazed door to:

Utilty Room 5'10" x 7'9" (1.80 x 2.37)
Tiled floor, radiator (heated via multifuel stove), plumbing for washing machine, double glazed door and window. 1/2 glazed door to:

Garden / Family Room 14'11" x 7'8" (4.55 x 2.35)
Tiled floor, double glazed windows to two walls, electric convector heater, fitted cupboard.

Bedroom One 15'9" x 8'11" (4.81 x 2.73)
Fitted carpet, dual aspect double glazed windows, High Heat Retention storage heater, 2 x fitted cupboards.

Bedroom Two 10'5" x 9'0" (3.19 x 2.75)
Fitted carpet, double glazed window, High Heat Retention storage heater.

Bathroom
Tile effect vinyl flooring, matching white bathroom suite comprising of bath with shower screen and tiled wall surround with electric shower above. WC, Wash hand basin with cupboard beneath, chrome electric heated towel rail, double glazed window, extractor fan.

OUTSIDE
To Front - To the front is a well maintained garden, mainly laid to lawn with some mature plants to borders. A block paved private driveway leads to a large 23ft garage, providing ample parking for 3 / 4 vehicles.

To Rear - There is a generously sized private west facing garden extending to approximately 60ft with patio area for outdoor dining. The garden is mainly laid to lawn with some mature shrubs and trees and backs onto the village cricket pitch.

GENERAL INFORMATION
Rent £1,300.00 per calendar month

Holding Deposit £300.00

Deposit £1,500.00

Tenancy An Assured Periodic Tenancy

Viewings Strictly by prior appointment with the agent

Authority Maidstone Borough Council - Band D

EPC Rating D - 61

Conditions Regret no smokers permitted

Minimum Household Income Required £39,000 per annum

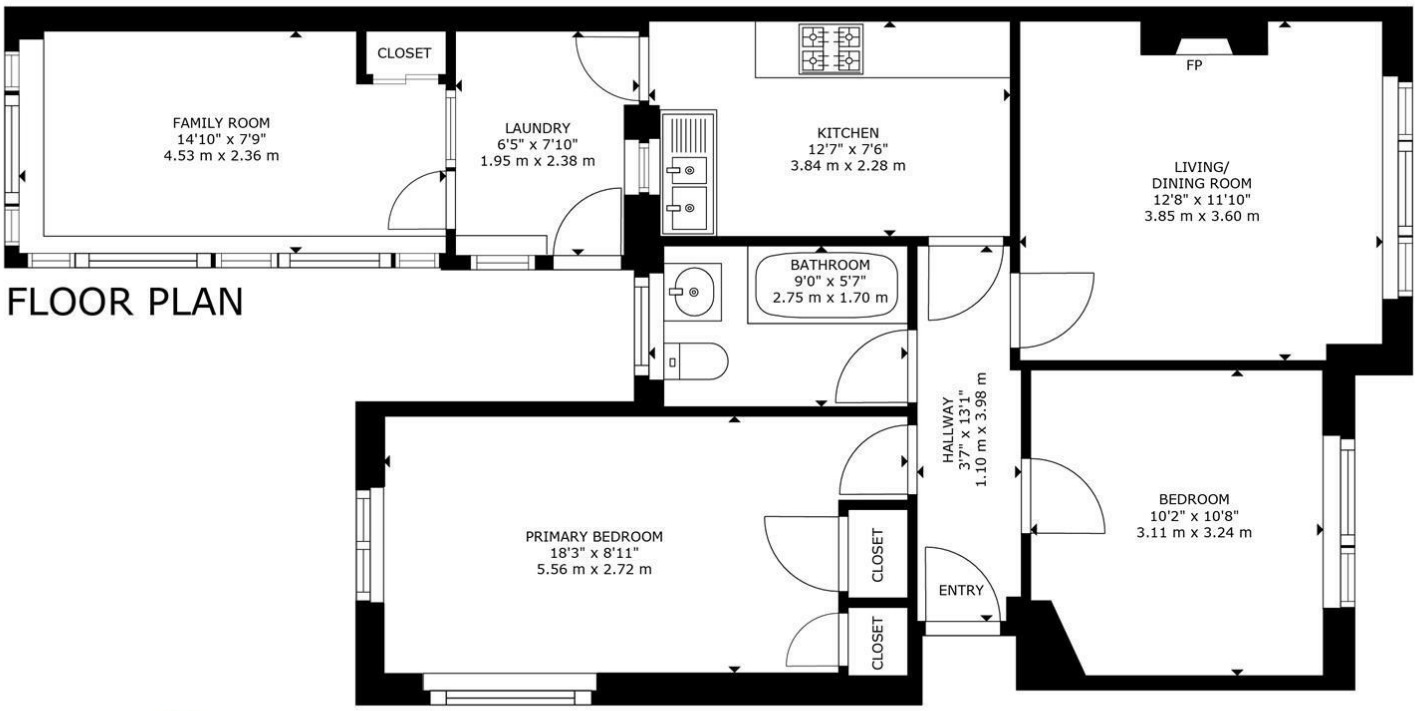
Available from mid November 2026

Material Information
The building
Semi-detached bungalow, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Foul drainage: Cesspit
No mains surface water drainage
Heating: None
Heating features: Double glazing, night storage, and wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three great, EE great
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available

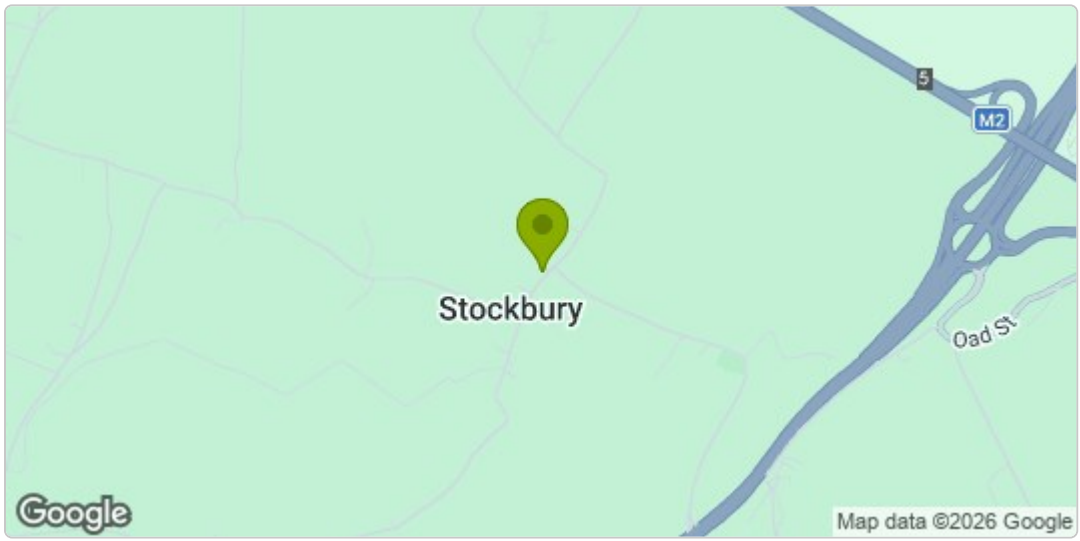
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan

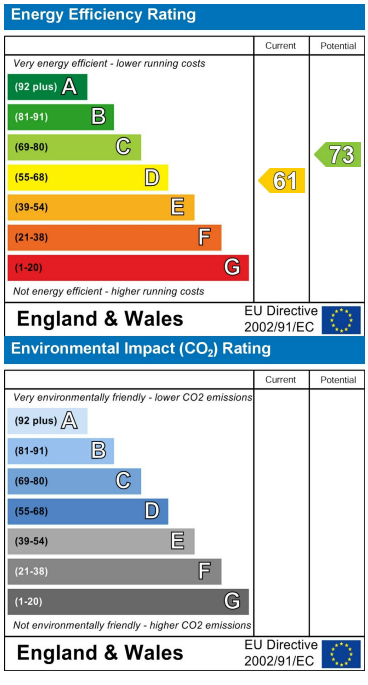


GROSS INTERNAL AREA
FLOOR PLAN: 830 sq. ft, 77 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Area Map



Energy Efficiency Graph



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