



**Modern  
Auction**

**£325,000  
Freehold**

5x  1x  2x 

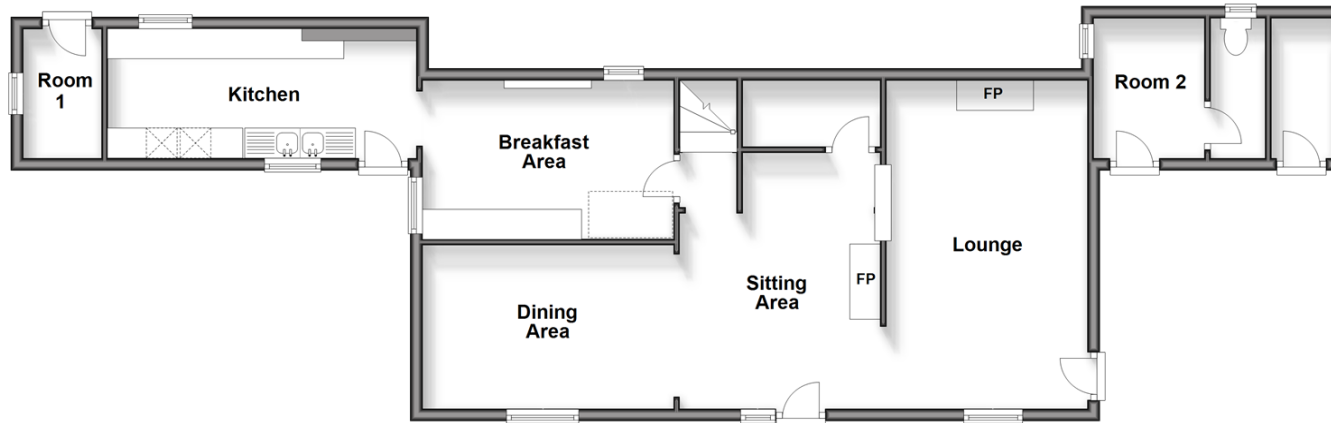
**Lower Street, Eastry,  
Sandwich, Kent, CT13**

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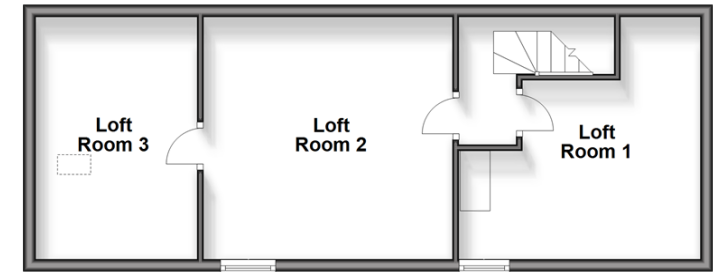
## Ground Floor

Approx. 82.4 sq. metres (886.6 sq. feet)



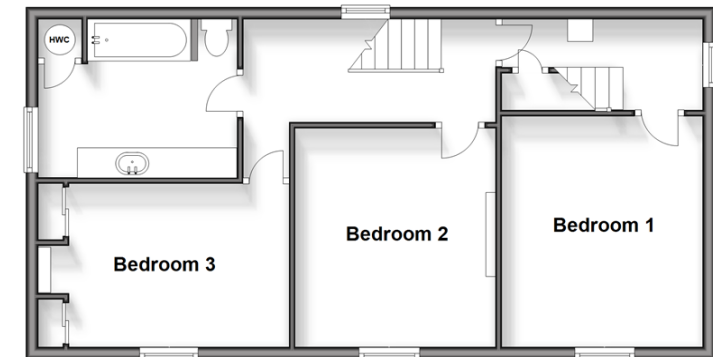
## Second Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



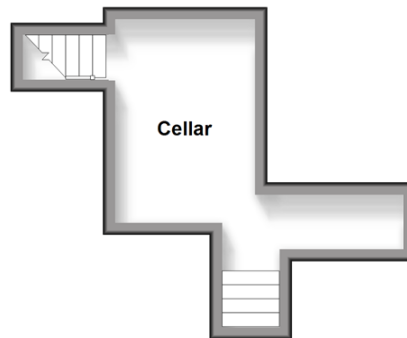
## First Floor

Approx. 59.3 sq. metres (637.8 sq. feet)



## Basement

Approx. 12.5 sq. metres (134.6 sq. feet)



## Accommodation

### BASEMENT

Cellar : 11'1 x 7'10 (3.38m x 2.39m)

### GROUND FLOOR

Kitchen: 16'3 x 6'11 (4.96m x 2.11m)

Breakfast Area : 13'6 x 8'7 (4.12m x 2.62m)

Dining Area/Sitting Area: 23'9 x 13'10 (7.24m x 4.22m)

Lounge : 18'3 x 10'8 (5.57m x 3.25m)

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 10'6 (3.79m x 3.20m)

Bedroom 2: 12'11 x 11'0 (3.94m x 3.36m)

Bedroom 3: 13'11 x 9'3 (4.24m x 2.82m)

Bathroom

### SECOND FLOOR

Landing

Loft Room 1: 12'11 x 9'11 (3.94m x 3.02m)

Loft Room 2: 14'0 x 12'1 (4.27m x 3.69m)

Loft Room 3: 11'7 x 9'4 (3.53m x 2.85m)

### OUTBUILDING

Outbuilding 1

Outbuilding 2

### OUTSIDE

Driveway

Rear Garden

Side Garden



## Main features

- Excellent refurbishment project with lots of potential to develop
- Plenty of off road parking
- Comes with both a side garden and separate garden plot
- For sale by modern auction - T&C's Apply
- Subject to an undisclosed reserve price
- Buyers fees apply



### Nearest Schools

Primary Schools: Eastry C of E Primary, Northbourne C of E Primary, Worth Primary. Secondary Schools: Sandwich Technology School, Sir Roger Manwood's School, Ripplevale School, Further Education: Sandwich Technology School, Sir Roger Manwood's School.



### Transport Information

Train Stations: Sandwich 2.4 miles, Deal 4.2 miles, Walmer 4.2 miles



### Address

Lower Street, Eastry, Sandwich, Kent, CT13



### Directions

For directions to this property please contact us.





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Call Deal Branch 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



10635247/20250113/BG/WSM



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Property = 10635247

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