



High Street

Eastry, Sandwich, Kent, CT13 0HF

Guide Price £200,000

Share of Freehold

Conveniently situated on High Street in Eastry, this rare ground floor apartment presents spacious living in a highly sought-after location.

Upon entering, you are greeted by a welcoming hallway leading to a cellar via a floor hatch, ideal for convenient storage. Adjacent to the hallway is a generously sized double bedroom featuring an attractive fireplace. The apartment includes a well-appointed kitchen with double doors opening into a family living room adorned with an open fireplace and dual-aspect windows. Additionally, there is another double bedroom and a three-piece shower room positioned towards the rear of the apartment.

Externally, the self-contained apartment boasts a private front yard, providing off-road parking for one vehicle.

Offered chain-free, this distinctive property also includes a 'share of freehold' conveyed by the current owners, ensuring added value and security.

Eastry, a charming village near Sandwich in Kent, offers a perfect blend of rural tranquility and modern convenience. Just a short drive from Sandwich and 12 miles from Canterbury, it boasts excellent transport links via the A256 and nearby train stations in Sandwich and Dover, providing connections to London and beyond.

The village features essential amenities, including a convenience store, post office, pub, and a vibrant village hall hosting community events. With well-regarded schools like Eastry Church of England Primary, it's an appealing choice for families. Surrounded by picturesque countryside yet well-connected to larger towns, Eastry is ideal for those seeking a balance of country living and accessibility.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Lower Ground Floor

Cellar 5.00 x 6.00m

Ground Floor

Entrance Hall

Bedroom 1 3.00 x 4.83m

Kitchen 2.27 x 3.28m

Living Room 3.67 x 4.79m

Shower Room

Bedroom 2 3.61 x 3.74m

External

Off-Road Parking



Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band A (Dover District Council)

Energy Rating: Current 61 | D. Potential 76 | C.

Charges: Ground Rent: £0.00 pa | Service Charge: £0.00 pa. Building maintenance/ repairs are paid for 'if and when' required.

Lease Details: Lease Term: 999-Years, from 29/09/2003.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

finns.co.uk



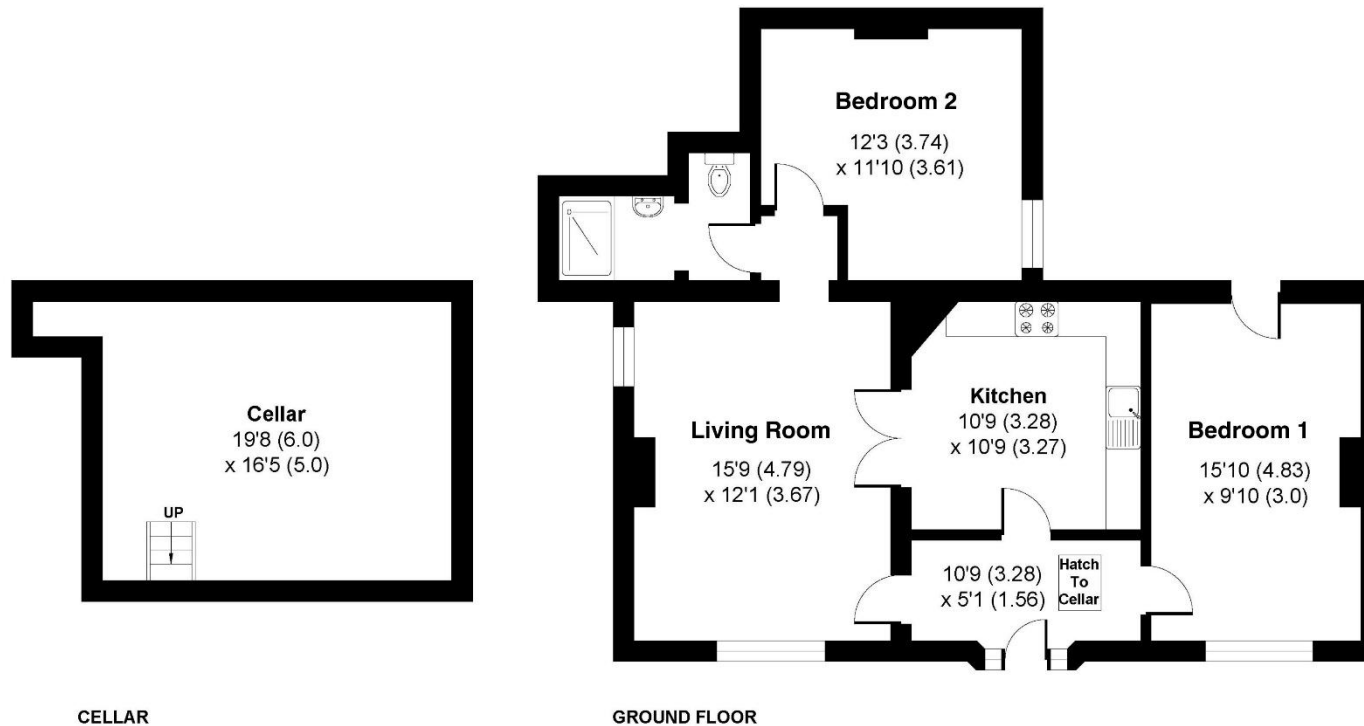
The Old Plough, 89 High Street, Eastry, CT13 0HF

Approximate Gross Internal Area = 69.93 sq m / 752.72 sq ft

Cellar Area = 20.50 sq m / 220.66 sq ft

Total Area = 90.43 sq m / 973.38 sq ft

For identification only - Not to scale



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

