



Forge Cottage, High Street
Eastry, Sandwich, CT13 0HE
£285,000

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Forge Cottage

High Street, Eastry, Sandwich

A recently refurbished modern detached bungalow situated in the centre of the village being sold with no onward chain.

Situation

Located right in the heart of the village centre and within easy walking distance of the well regarded Eastry Primary School and impressive array of village shops including, grocers, post office/news agent, vets surgery, pharmacist, baker, butcher, hairdresser, pub/restaurant and Chinese takeaway. Buses to Dover, Deal and Sandwich serve the village with Sandwich only 3 miles away with its greater range of amenities including two very good secondary schools. Eastry is surrounded by beautiful countryside with a myriad of footpaths leading out in all directions.

garden beyond and this is surrounded by timber fencing.

Services

All mains services are understood to be connected to this property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: A

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

The Property

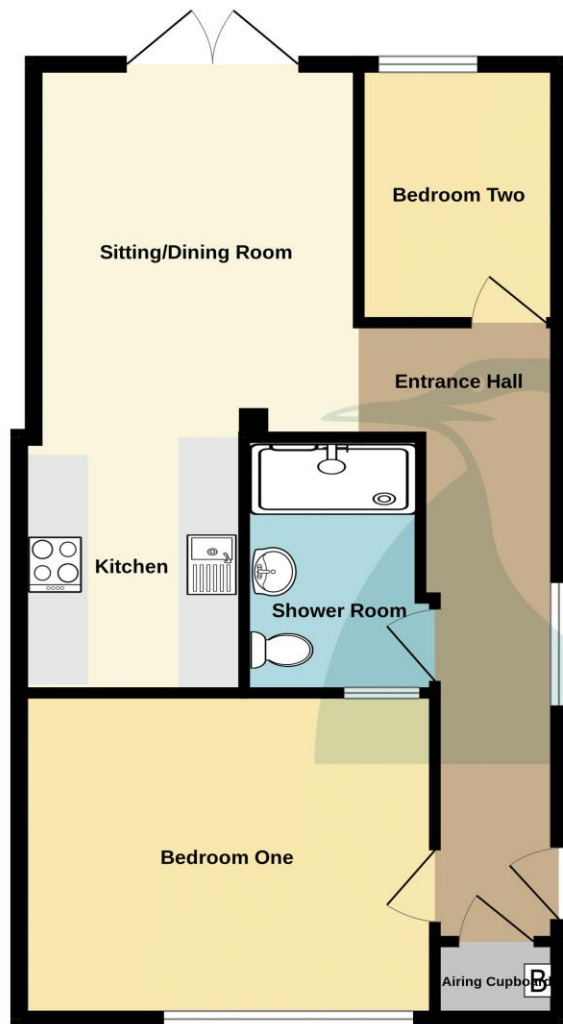
A recently refurbished modern detached bungalow situated in the centre of the village with off road parking, two bedrooms and a lovely rear garden behind it with doors opening out from the sitting room. The kitchen is open-plan at one end to the sitting room and includes appliances. Windows are UPVC double glazed. The kitchen units and appliances as well as the bathroom suite and the flooring is all brand new and there is no onwards chain with this property.

Outside

To the front of the bungalow is a driveway for parking to which there is one space on the left hand side of this area next to the hedge. The driveway entrance onto the High Street is shared with Forge House. A small garden area to the front of the bungalow is laid to artificial grass. To the rear, the French windows to the sitting room open onto the patio area which is private and catches the sun. Steps lead up from here to the larger lawned



To view this property call Colebrook Sturrock on **01304 612197**



Ground floor
595 sq.ft. (55.2 sq.m.) approx.

TOTAL FLOOR AREA : 595 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Entrance Hallway

22' 2" x 4' 2" (6.75m x 1.27m)

Sitting/Dining Room

13' 0" x 10' 11" (3.96m x 3.32m)

Kitchen

7' 11" x 7' 6" (2.41m x 2.28m)

Bedroom One

13' 11" x 11' 5" (4.24m x 3.48m)

Bedroom Two

9' 0" x 6' 7" (2.74m x 2.01m)

Shower Room

8' 11" x 5' 1" (2.72m x 1.55m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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