



32, Sandwich Road
Eythorne, Dover, CT15 4AA
£295,000

colebrooksturrock.com





32 Sandwich Road

Eythorne, Dover

A modern semi-detached chalet bungalow offering well-proportioned, chain free, accommodation, and great scope for extension.

Situation

The property stands in the very heart of this pretty Kent village where the village convenience store is just 150 yards away and the school and other village amenities are within walking distance. There is a mainline railway station in the neighbouring village of Shepherdswell providing regular services to London. There is easy access to the A256 running between Sandwich and Dover and main shopping centres and secondary schools are at nearby Dover, Deal, Westwood Cross and Canterbury. The surrounding countryside is quite beautiful with footpaths running in all directions.

garden. Behind the house is a patio and lawned garden with path down to a timber shed at the end. Timber fences provide privacy to either side. A single garage lies down a driveway just beyond the neighbouring property a few yards from the house. The garage has a black metal up and over door and easy access in and out.

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: C

EPC Rating: D

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 1960s semi-detached chalet bungalow with a large bedroom "three" and lots of storage areas on the first floor level and then with two further bedrooms and a shower room/WC on the ground floor with fitted kitchen, hallway and good size sitting room with chimney breast and fireplace. The house can be moved into right away although some buyers may want to undertake some cosmetic improvements. There is a gas central heating and hot water system and UPVC double glazed windows and front door. The kitchen and bathroom are noteworthy for appearing to be in a good condition and look very smart. We see that some of the neighbouring properties of this type have been extended to the rear at both levels.

Outside

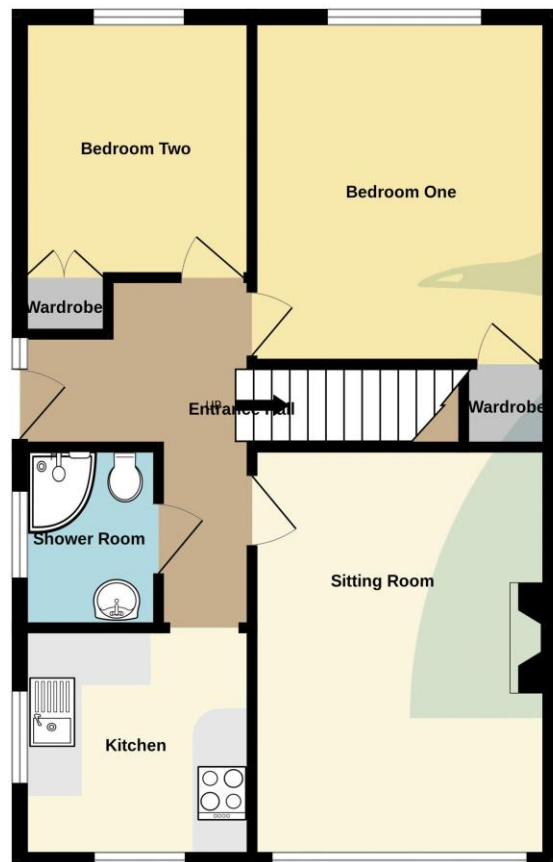
To the front is a parking bay and also a lawned garden. This garden could potentially be converted to a triple width off-road parking space for the property. The left side access leads past the front door and through a brick archway to the rear



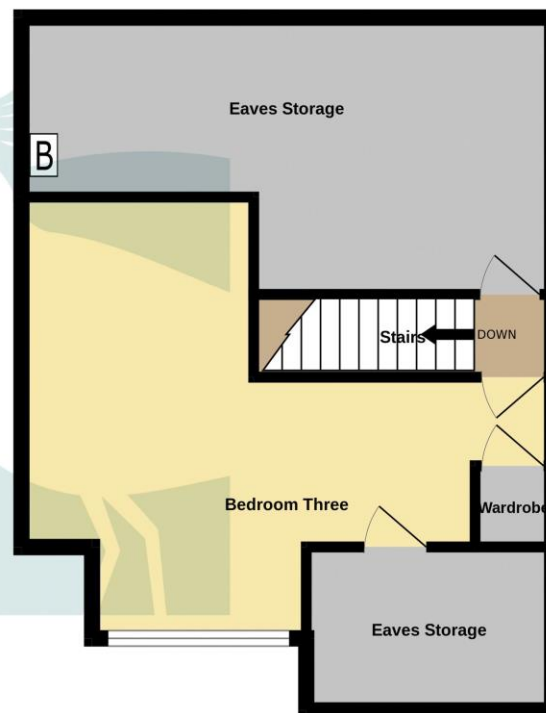


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
583 sq.ft. (54.1 sq.m.) approx.



1st floor
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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

8' 5" x 6' 1" (2.56m x 1.85m)

Sitting Room

14' 10" x 10' 11" (4.52m x 3.32m)

Kitchen

8' 6" x 8' 4" (2.59m x 2.54m)

Shower Room

6' 1" x 5' 1" (1.85m x 1.55m)

Bedroom One

12' 6" x 10' 11" (3.81m x 3.32m)

Bedroom Two

9' 4" x 8' 5" (2.84m x 2.56m)

First Floor

Bedroom Three

19' 8" x 15' 9" max. narrowing to 6'1" min. (5.99m x 4.80m)

Garage

16' 6" x 8' 10" (5.03m x 2.69m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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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