



## 2 Aston Mews Mill Lane

EASTRY, Sandwich  
CT13 0JX

**£375,000 FREEHOLD**

Draft Details...Offers Over £375,000 | Chain Free | High Specification | Newly Converted Three Bedroom Chalet Bungalows | Parking For Two Cars | 10 Year BW Warranty | Electric Car Charger | En Suite | Wrens Kitchen With Integrated Appliances & Granite Worktops | Burnap + Abel are delighted to offer onto the market four fabulous homes that have been redesigned and refurbished to a high end conversion in what was a former single building. This versatile home boasts an open plan lounge/kitchen with bifold leading to the garden, three bedrooms and a shower room. Additional benefits include parking for two cars, en suite, sunny rear garden, downstairs W.C., double glazing, gas central heating, electric car charger, 10 year BW warranty and NO ONWARD CHAIN. The village of Eastry offers a comprehensive range of local amenities including a village convenience store, newsagent/post office, butchers, bakers, takeaways, chemist, veterinary surgery, hair salon, and a regular bus service. There is also a primary school within the village. The nearest town is Sandwich which offers further amenities to include a mainline railway station with HS1 link to London, primary and secondary schools, supermarkets as well as a range of local shops, cafes and eateries. For your chance to view call Burnap + Abel 01304 279107.



## Entrance Hall

Carpeted floor, radiator, double glazed window, under stairs cupboard space and doors leading to;

## W.C.

Low level W.C., radiator and wash hand basin.

## Bedroom

16' 0" x 8' 8" (4.88m x 2.64m) Doble bedroom with carpeted floor, radiator and double glazed window.

## En Suite

Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and extractor fan.

## Lounge / Kitchen

17' 7" x 11' 2" (5.36m x 3.40m) Ideal for entertaining! A beautiful modern open plan lounge/ kitchen - A new Wrens kitchen with a mix of wall and base units, Granite worktops, Bosch oven/hob, integrated washing machine and fridge freezer. The lounge area has Bifold doors leading out onto the garden.

## Bedroom/Dining Room

13' 0" x 8' 8" (3.96m x 2.64m) A double bedroom with carpeted floor, radiator and double glazed window. Could also be used as a dining room or snug.

## First Floor Landing

Carpeted stairs, carpeted landing, radiator and doors leading to;

## Bedroom

23' 1" x 12' 7" (7.04m x 3.84m) Large double bedroom with carpeted floor, two large eave storage cupboards (One containing new boiler), radiators, double glazed window and double glazed Velux windows.

## Shower Room

Beautiful shower room with walk in shower, heated towel rail and double glazed Velux window.

## W.C.

Low level W.C., wash hand basin, radiator and double glazed window.

## Garden

A generous size sunny rear garden which is mainly laid to lawn.

## Off Street Parking

The property has parking for two cars.

## Area Information

Eastry, nestled near Sandwich in Kent, England, is a charming village renowned for its historical allure and tranquil atmosphere. The village offers a range of amenities catering to its residents, including quaint local pubs, cosy tea rooms, and a variety of small shops showcasing artisanal goods. For families, Eastry boasts proximity to reputable schools, providing quality education within a close-knit community setting. Transport links are favourable, with easy access to major roads connecting to nearby towns and cities. Additionally, Eastry benefits from the proximity of Sandwich, where further amenities and transport options, including rail services, are readily available. This combination of amenities, educational opportunities, and convenient transport links makes Eastry an appealing choice for those seeking a peaceful yet well-connected village lifestyle in Kent.

