



Burnap + Abel
The Charlton Centre High St
Dover
CT16 1TT

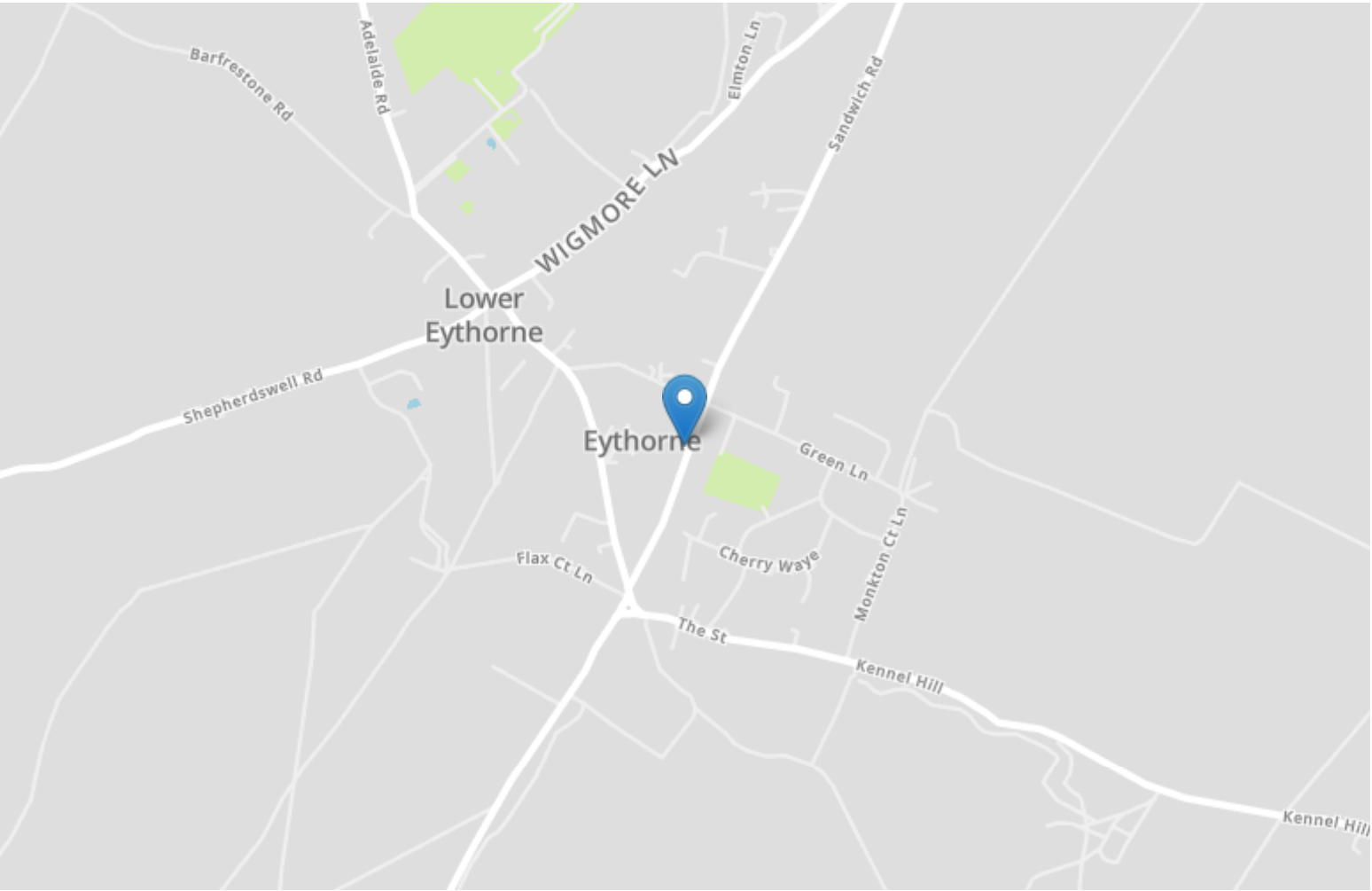
Email Dover@burnapandabel.co.uk
Phone 01304 279107
<https://www.burnapandabel.co.uk/>



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



35c Sandwich Road

EYTHORNE, Dover
CT15 4DE

£325,000 FREEHOLD

Draft Details...Offers in excess of £325,000...Extended Four-Bedroom End-of-Terrace Home in the Highly Sought-After Village of Eythorne | Located in the desirable village of Eythorne, this extended four-bedroom end-of-terrace home offers generous space, modern living and excellent functionality - making it an ideal choice for growing families. The heart of the home is a stylish open-plan kitchen/dining room and sun room, perfect for both everyday living and entertaining. The property also features a spacious main living area, utility room, convenient downstairs shower room and a family bathroom upstairs, offering flexibility and practicality for busy households. Upstairs, you'll find four well-proportioned bedrooms, while outside, the property benefits from off-road parking for up to four vehicles - a fantastic feature in this sought-after location. To the rear, a private, low-maintenance garden provides a peaceful outdoor retreat, ideal for relaxing or hosting friends and family with minimal upkeep. As an end-of-terrace home, it also enjoys extra privacy making this an ideal family home. Set within a friendly and well-connected village, this home offers space, comfort, and convenience in equal measure. For your chance to view call sole agent Burnap + Abel on 01304 279107.



<https://www.burnapandabel.co.uk/>

Lounge

11' 10" x 9' 6" (3.61m x 2.90m)

Kitchen/Dining Room

15' 11" x 9' 8" (4.85m x 2.95m)

Sun Room

12' 10" x 8' 2" (3.91m x 2.49m)

Utility Room

Shower Room

Bedroom One

11' 11" x 8' 1" (3.63m x 2.46m)

Bedroom Two

10' 7" x 7' 7" (3.23m x 2.31m)

Bedroom Three

7' 10" x 7' 1" (2.39m x 2.16m)

Bedroom Four

8' 2" x 5' 4" (2.49m x 1.63m)

Bathroom

7' 5" x 5' 5" (2.26m x 1.65m)

Garden

Off Street Parking

Parking for four cars.

Area Information

Eythorne is a small rural village which is 7 miles from Dover connecting you to the port and 13 miles from the cultural city of Canterbury with great access to the A2, M2 and M20. Eythorne is neighboured by Coldred which has 'Kent's best kept village' status and Shepherdswell which has the nearest main line train station connecting through Canterbury to pick up the high-speed service to London St Pancras or has direct routes to London Victoria. Eythorne has a village convenience store with post office which has a good selection of produce, The Crown Inn pub which serves food, Eythorne Elvington Community Primary School and two churches. For families there is a park around the corner for the children to go and play, great woodland walks in and around the village as well as a vintage railway station. The historical town of Sandwich is only 7 miles away and has a cinque port, pubs & restaurants, secondary and grammar schools, boutique shops and has a train station.

