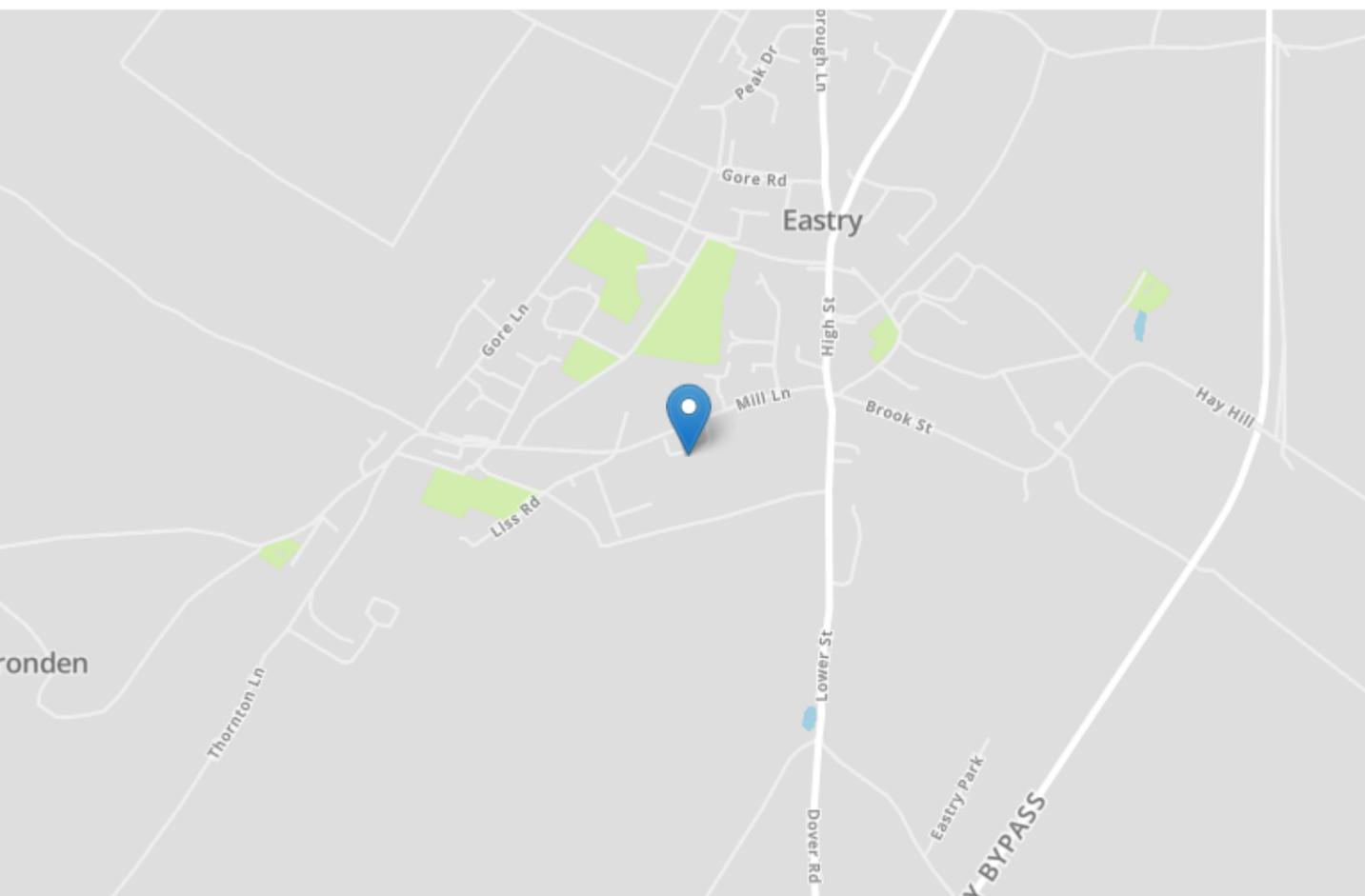


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 4 Aston Mews Mill Lane

EASTRY, Sandwich  
CT13 0JX

**£350,000 FREEHOLD**

Draft Details... FOR SALE THROUGH BURNAP + ABEL...Offers Over £350,000 | Chain Free | Cul De Sac | High Specification | Newly Converted Three Bedroom Chalet Bungalow | Parking For Four 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 this fabulous three bedroom end terrace home that has 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 bifolds leading to the garden, three bedrooms, two bathrooms (including en suite). Additional benefits include parking for four cars, southerly facing rear garden with side access, double glazing, electric 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. PLEASE NOTE - Our internal and garden photos have been virtually staged.



### Open Plan Lounge/Kitchen

20' 1" x 15' 10" (6.12m x 4.83m)

### Bedroom

15' 9" x 9' 5" (4.80m x 2.87m)

### En Suite

### Bedroom

12' 3" x 9' 1" (3.73m x 2.77m)

### Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

### Bedroom

16' 9" x 15' 10" (5.11m x 4.83m)

### Garden

### Off Street Parking

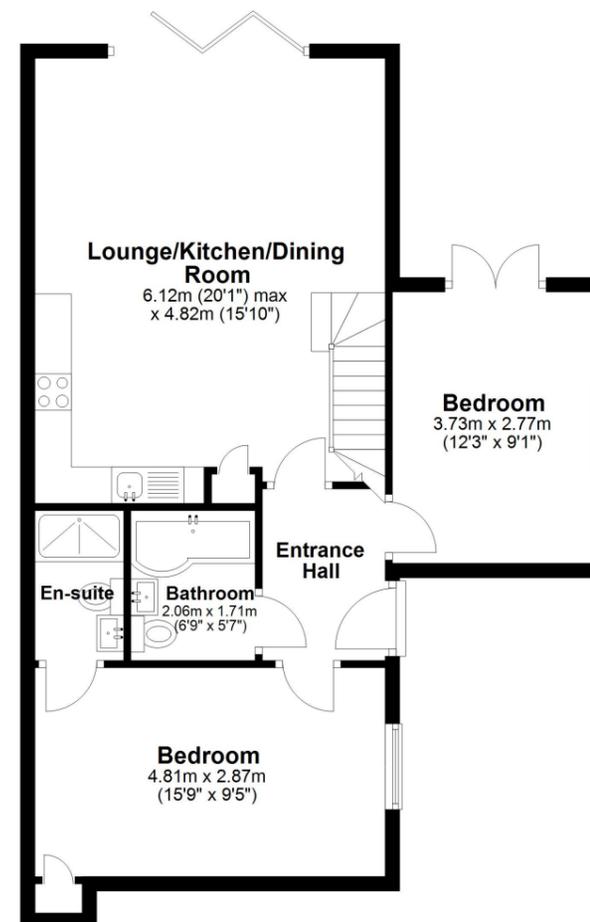
The property has parking for up to four cars.

### 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.

### Ground Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



### First Floor

Approx. 23.6 sq. metres (254.3 sq. feet)

