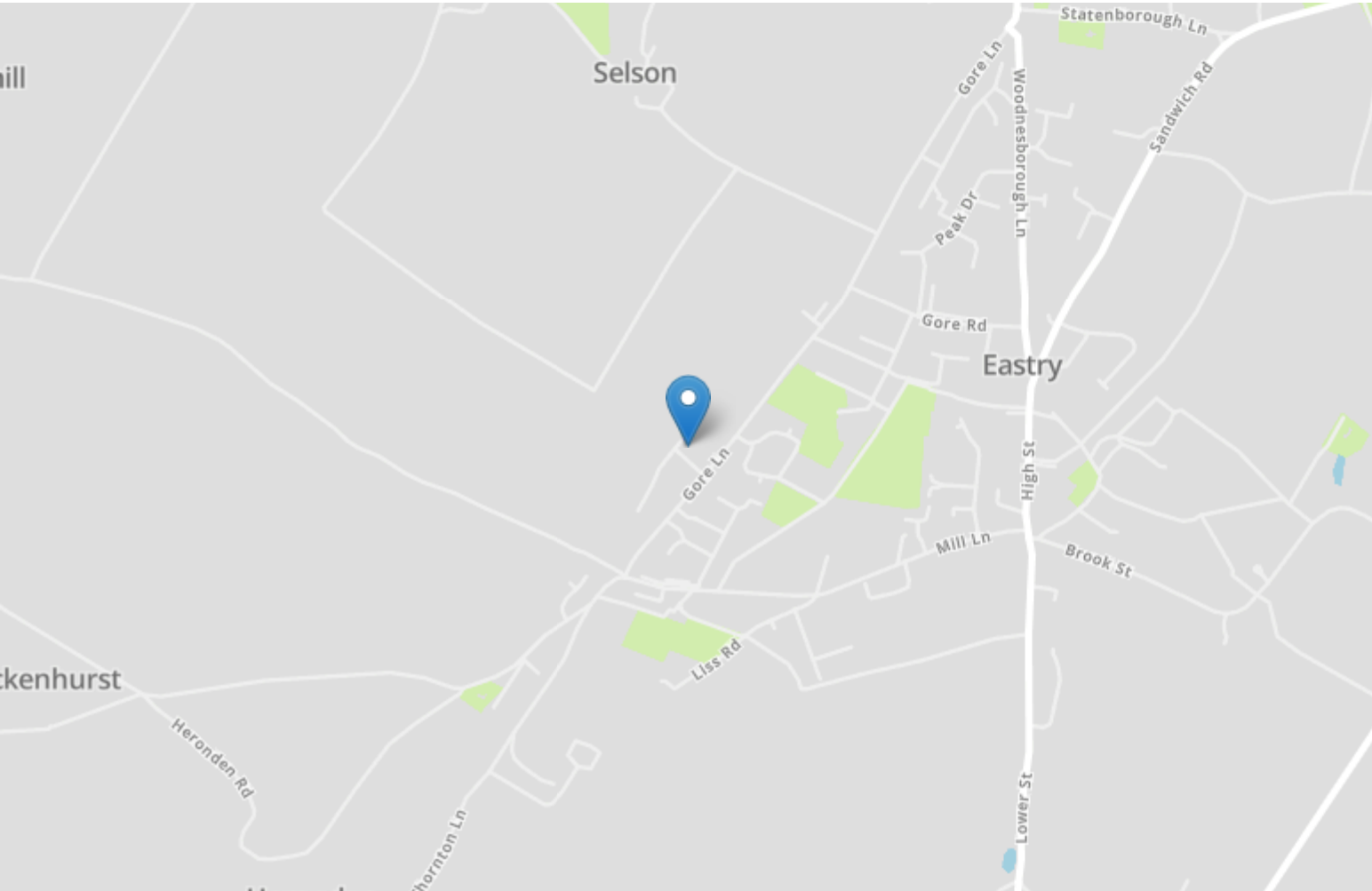
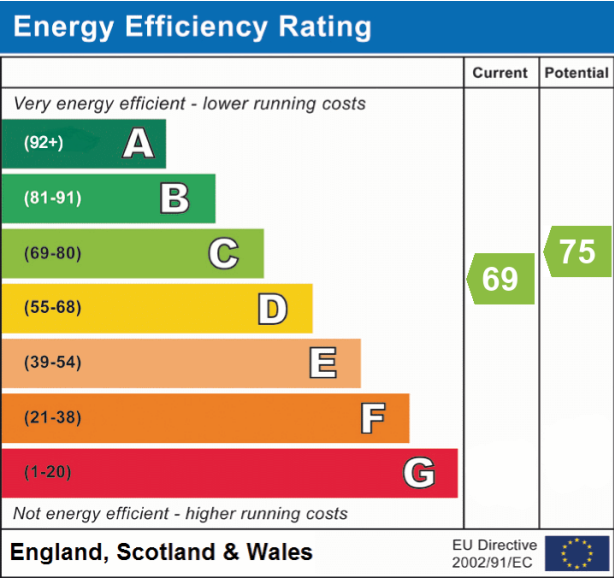




## 9 Albion Road

EASTRY, Sandwich  
CT13 0LL

£200,000 LEASEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Chain-Free Two-Bedroom Maisonette with Private Garden, Workshop & Parking | Situated in a peaceful residential area, this charming two-bedroom maisonette is offered to the market with no onward chain, presenting a fantastic opportunity for buyers to make this property their own. The accommodation comprises two well-proportioned bedrooms, a spacious living room, a fitted kitchen, and a bathroom, offering a comfortable and practical layout ideal for everyday living. Outside, the property truly impresses - boasting a spacious private rear garden perfect for relaxing or entertaining, along with a fully functional workshop, ideal for creative pursuits, hobbies, or additional storage. Further benefits include off-street parking for two cars, ensuring convenience for residents and guests alike. Combining comfort, flexibility, and potential, this delightful home is ideal for first-time buyers, downsizers, or anyone seeking a peaceful retreat with excellent outdoor space. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

16' 2" x 10' 2" (4.93m x 3.10m)

Kitchen

12' 5" x 8' 11" (3.78m x 2.72m)

Bedroom One

12' 3" x 11' 0" (3.73m x 3.35m)

Bedroom Two

15' 5" x 8' 11" (4.70m x 2.72m)

Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

Garden

Outbuilding

15' 5" x 10' 10" (4.70m x 3.30m)

Off Street Parking

Off road parking for two cars.

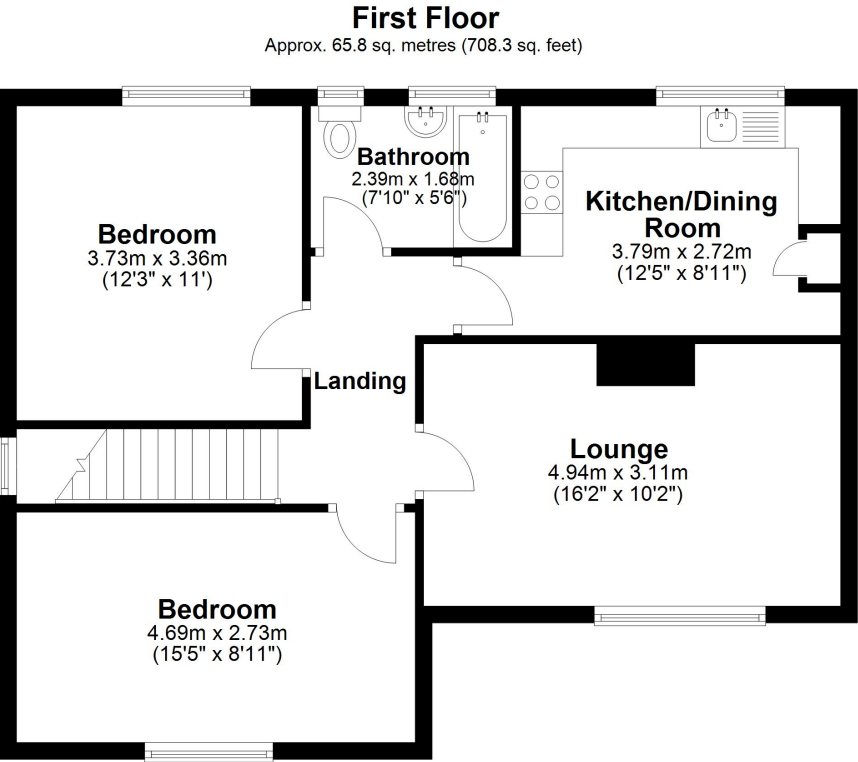
Lease & Service Charge Information

The vendor has advised us of the following details:

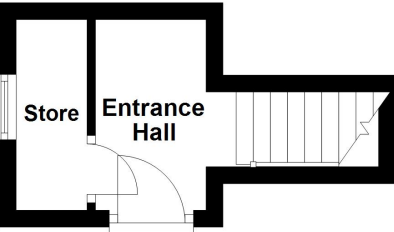
Lease Length: Approximately 88 years remaining

Service Charge: £450 per annum

Freeholder: Dover District Council



**Ground Floor**  
Approx. 6.9 sq. metres (74.5 sq. feet)



**Outbuilding**  
Approx. 15.6 sq. metres (167.5 sq. feet)

