

Boystown Place, Eastry, Sandwich, CT13 0DS

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Guide Price £300,000

Freehold

Situated within a quiet and well-regarded residential area of Eastry, this semi-detached chalet bungalow offers versatile and well-proportioned accommodation, presenting an excellent opportunity for buyers seeking a property with scope to modernise and add value. The home is positioned within easy reach of the village centre and benefits from generous internal space and a sizeable plot, making it ideal for families, downsizers or those looking to create a personalised home. While well maintained, the property would benefit from updating throughout, offering clear potential for improvement.

The ground floor accommodation begins with a bright entrance hall leading into a spacious reception room, providing a comfortable setting for both relaxing and entertaining. A separate dining room features double glass doors opening directly onto the rear garden, creating a natural flow between indoor and outdoor spaces. The kitchen overlooks the garden and offers direct access to the driveway, presenting an opportunity for reconfiguration or modernisation. A third bedroom on the ground floor provides flexibility for guests, home working or additional living space, and is complemented by a conveniently located bathroom.

On the first floor, the landing leads to two well-proportioned double bedrooms, both enjoying good natural light and useful storage. A second bathroom serves this level, adding practicality for family living and enhancing the overall versatility of the layout.

Externally, the property benefits from a generous driveway providing off-road parking for multiple vehicles, along with a garage offering additional storage or parking options. The rear garden is of a particularly good size, providing a private and secure outdoor space ideal for families, gardening or entertaining, with gated side access adding further convenience. Boystown Place is a popular location within Eastry, offering a peaceful setting while remaining close to local amenities, schools and transport links, making this a fantastic opportunity for buyers looking to modernise and create a long-term home.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hall
Reception Room 3.58m x 5.30m
Bedroom 3 3.17m x 3.65m
Dining Room 3.15m x 4.58m
Bathroom
Kitchen 2.87m x 3.62m

First Floor

Hallway
Bedroom 1 3.62m x 4.08m
Bedroom 2 2.29m x 4.09m

External

Front Garden
Driveway 2.28m x 5.26m
Garage
Rear Garden



Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band C (Dover District Council)

Energy Rating: Current 58 | D. Potential 83 | B.

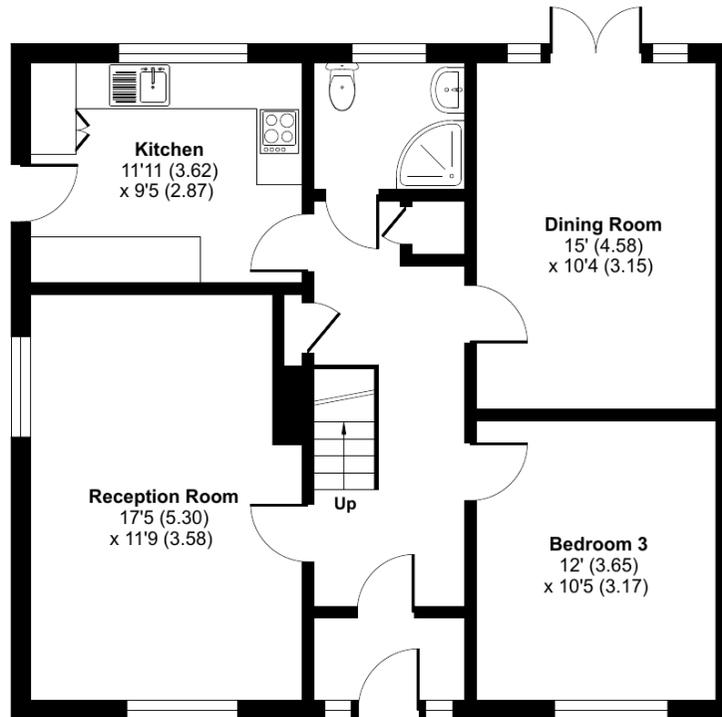
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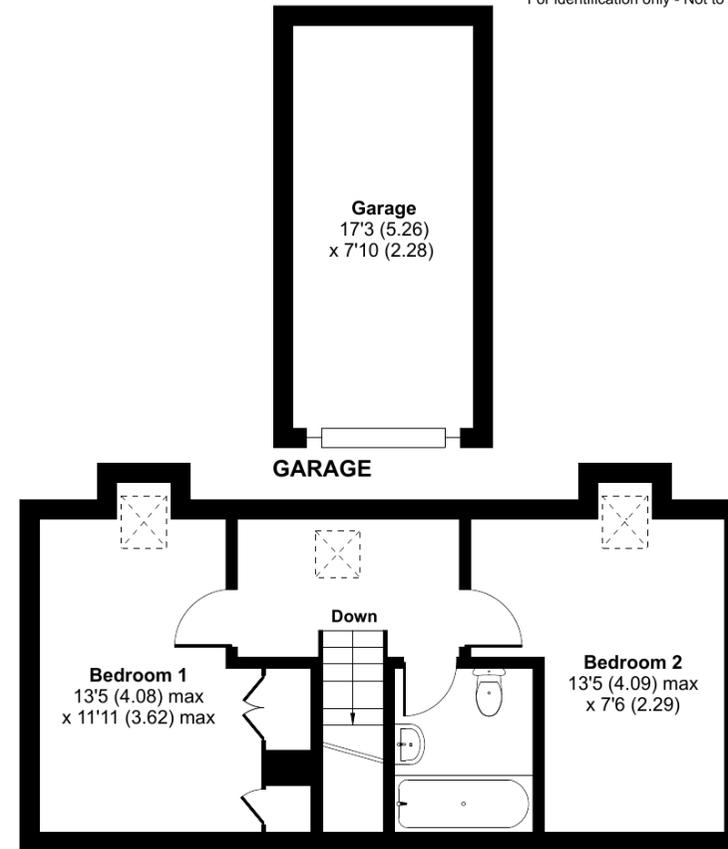


Approximate Area = 1213 sq ft / 112.6sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1348 sq ft / 125.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Finns. REF: 1296900

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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