



Boystown Place

Eastry, Sandwich, CT13 0DS

Guide Price £350,000

Freehold

Nestled in the peaceful and sought-after village of Eastry, just outside the charming and historic town of Sandwich, this well-presented semi-detached chalet bungalow offers versatile living space ideal for families, downsizers, or those seeking a peaceful retreat with excellent transport connections. Boasting an attractive exterior, the property welcomes you into a bright entrance hall leading into a generously-sized reception room — perfect for relaxing or entertaining.

The ground floor features a spacious third bedroom, ideal for guests or use as a home office, and a separate dining room with elegant double glass doors that open directly onto the garden, creating a seamless indoor-outdoor flow. The kitchen enjoys a pleasant view over the garden and provides convenient access to the driveway, offering excellent potential for modernisation. A conveniently located downstairs bathroom completes the ground floor design.

The upstairs landing leads to two well-proportioned double bedrooms, both offering plenty of natural light and storage. An additional upstairs bathroom serves this floor, making for a practical and comfortable layout for everyday living.

Externally, a garage provides additional storage or parking options, while the generously sized off-street driveway accommodates multiple vehicles with ease. The property benefits from a large private rear garden, perfect for outdoor entertaining or family life, with secure gated side access from the driveway to complete the overall functionality.



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.

Viewing by appointment only: Finn's Sandwich
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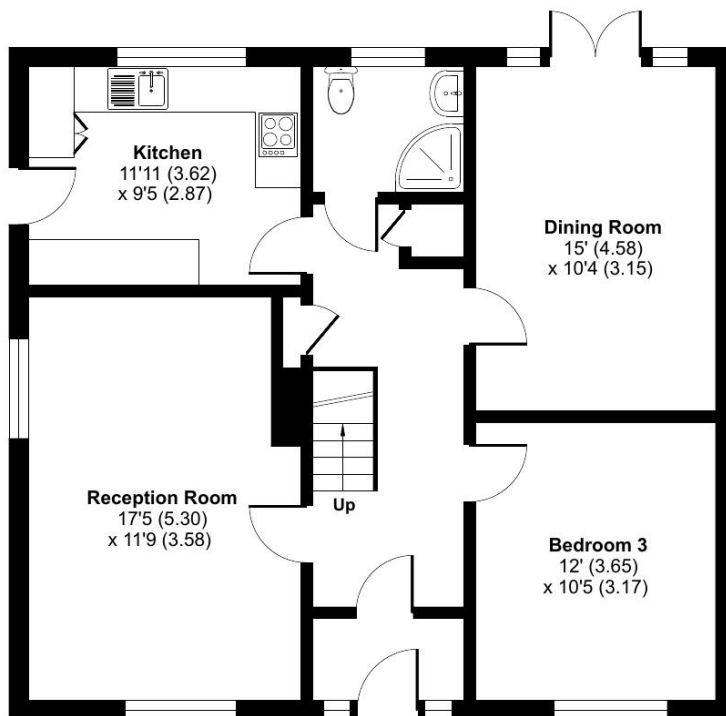
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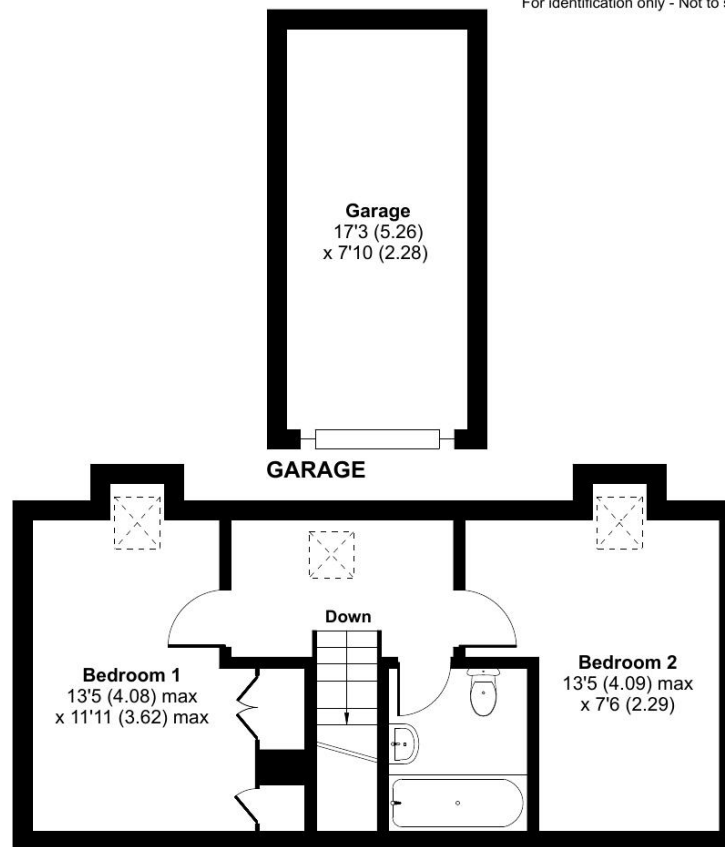


Approximate Area = 1213 sq ft / 112.6sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1348 sq ft / 125.2 sq m

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). © nichecom 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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