



GUILDCREST ESTATES



1 Bushley Cottage High Street, Eastry, Sandwich CT13 0HE



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High Street, Eastry, Sandwich
CT13 0HE

£200,000

**LONG LEASE.... NO MAINTENANCE
FEES..... GROUND FLOOR WITH OWN
ENTRANCE AND PRIVATE GARDEN!!**

Situated in the charming village of Eastry, Sandwich, this delightful ground floor apartment offers a unique blend of period features and modern convenience. As a Grade II listed property, it boasts character and history, making it a truly special home.

Upon entering, you will find your own personal entrance that leads into a welcoming lobby and a practical utility area complete with a cottage-style kitchen. The apartment features a spacious double bedroom, perfect for relaxation, and a well-appointed bathroom. The nice-sized lounge/dining room provides an inviting space for entertaining or unwinding after a long day.

One of the standout features of this property is the double basement room, which offers additional versatility for use as a study, storage, or even a hobby space. The apartment also benefits from a cottagey private garden, allowing you to enjoy the outdoors in the comfort of your own home.

With a long lease and no maintenance fees, this property is not only appealing for its aesthetic charm but also for its practicality.





Located in a popular village, you will find yourself surrounded by a friendly community and convenient amenities.

This apartment is an excellent opportunity for those seeking a quaint yet functional living space in a picturesque setting. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Council Tax Band A

Lease remaining APPROX 990 years

Service Charge N/A

Leasehold

Mains water, sewer, electricity, gas with electric central heating





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Key Features

- 1 bedroom ground floor apartment
- Own private entrance and private cottagey garden
- Fitted kitchen with lobby and utility area
- 2 basement rooms
- Long lease of approx 990 years remaining
- Peppercorn rent
- Grade II listed
- Popular Village location

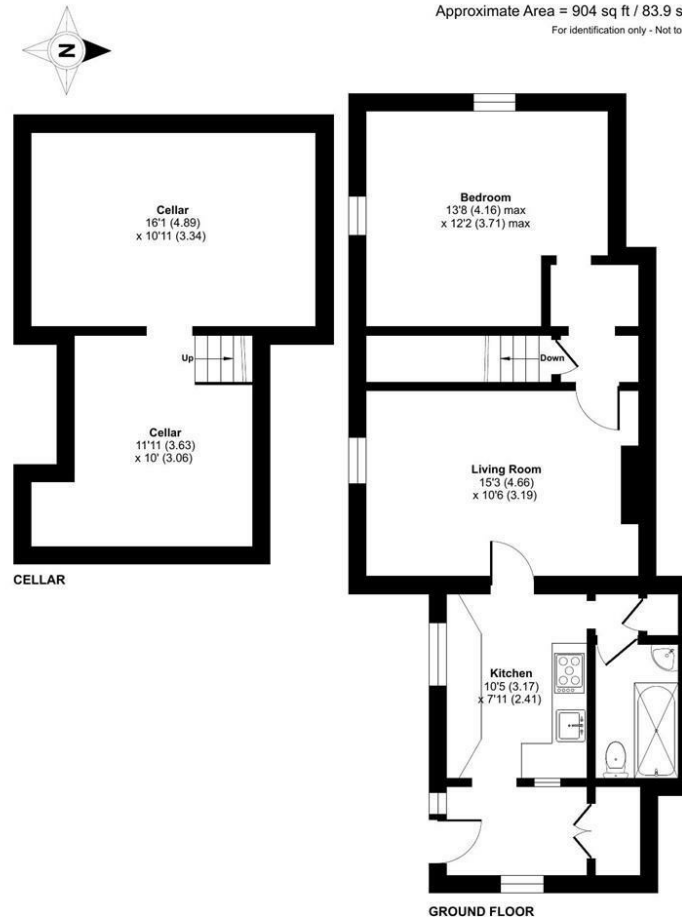
Important Information

Leasehold
Flat
904.00 sq ft
Council Tax Band A
EPC Rating D

£200,000

Bushley Cottage, High Street, Eastry, Sandwich, CT13

Approximate Area = 904 sq ft / 83.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Guildcrest Estates Ltd. REF: 1502771



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	68
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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