



SAXON SHORE
— ESTATE AGENTS —



4 Eastwood Cottages, Sittingbourne, ME9 9HD Offers in excess of £300,000

Located in the charming village of Conyer near Faversham, this delightful Victorian mid-terrace cottage sits in the heart of one of North Kent's most quietly coveted communities with tidal waters, coastal paths and a historic boatyard pub.

Inside, period features give the house warmth and character throughout. An exposed brick chimney breast surrounds the original fireplace which houses a wood burner for cosy winter evenings. The exposed brickwork theme continues into the dining room, where glazed French doors create a connected but distinct space, open for larger gatherings and closed for quiet evenings in. The kitchen features integrated appliances and ample storage, with a separate utility room and WC.

Upstairs, two bedrooms and a well-finished bathroom complete a home that's been thoughtfully updated throughout. The second bedroom currently serves as a characterful home office and guest room. The loft presents a genuine opportunity to extend and create additional space, meaningfully extending both the value and flexibility of the property.

Porch
4'0" x 4'0" (1.24 x 1.24)

Lounge
11'9" x 14'1" (3.6 x 4.3)



Dining Room
11'1" x 11'9" (3.4 x 3.6)



Kitchen
8'10" x 6'10" (2.71 x 2.09)



Utility Room + WC
7'1" x 6'9" (2.18 x 2.08)



Bedroom 1
11'9" x 11'1" (3.6 x 3.40)



Bedroom 2
10'10" x 6'10" (3.32 x 2.10)



Bathroom
6'4" x 8'6" (1.95 x 2.61)



Garden



GROUND FLOOR
48.1 sq.m. (517 sq.ft.) approx.

1ST FLOOR
32.1 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA : 80.1 sq.m. (862 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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