



Lambert & Foster



18 EASTWELL MEADOWS

TENTERDEN | KENT | TN30 6QR

A mid terrace retirement bungalow, for persons aged 55 years and above, providing two bedroom accommodation, presenting an opportunity for updating and improvement, complemented by a rear courtyard style garden adjoining a field and enjoying fine countryside views, a private parking space, all occupying a most convenient central location within this historic Cinque Ports town, with pedestrian access through to the comprehensive high street amenities.

Guide Price £295,000

FREEHOLD





18 EASTWELL MEADOWS

TENTERDEN, KENT, TN30 6QR

18 Eastwell Meadows is a mid terrace, retirement bungalow for persons age 55 years and older, presenting brick elevations, set with replacement UPVC double glazed windows beneath a pitched tiled roof. The accommodation now presents an opportunity for updating and improvement and is briefly described as follows; canopy porch and timber front door opening into an entrance hall, with built-in airing cupboard and doors leading off to a sitting room with fireplace with granite hearth, inlay and timber surround. An open access into a UPVC double glazed conservatory, presented in a dated state of repair, enjoying fine views out across the adjoining field and countryside beyond. The kitchen is fitted with base and eye level cupboards and drawers, granite work tops with inset stainless steel sink unit, Candy four burner electric hob, filter hood over and integrated Samsung electric oven under, space and plumbing for washing machine, space and electric point for fridge and for a separate upright freezer with an aspect to front. Bedroom one, a double room, has built-in wardrobes and enjoys fine countryside views to rear. Bedroom two, a single room has an aspect front. The bathroom is fitted with a white suite including an integral wc, pedestal wash hand basin, a panel bath with Mira sport electric shower over, ceiling height tiling and an electric radiator.

Outside, a block paved pathway with an area of lawned open garden with plant border leads to the front door. A single parking space is positioned off to the right hand side, when facing on and is clearly marked. The rear courtyard style garden comprises an area of paving and unplanted flower borders, enclosed by mixture of panel and post and rail fencing backing onto a field and enjoying super countryside views.



- **A mid terrace retirement bungalow for persons aged 55 years and older**
- **Scope for updating and improvement**
- **Sitting room with fireplace**
- **Conservatory in dated state of repair, enjoying fine countryside views**
- **Fitted kitchen**

- **Two bedrooms (one double and one single)**
- **Bathroom fitted with a white suite**
- **An area of front garden and rear courtyard style garden enjoying countryside views**
- **Private parking space**
- **Central town location with pedestrian access to level, tree lined high street**

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: majoring.applies.basics

TENURE: Freehold – for persons aged 55 years and older

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric night storage heating

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band D **EPC:** D (58)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

OUTGOINGS: Management fee currently set at £70 per month covers all the communal gardens, window cleaning and management of rubbish

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Eastwell Meadows, Tenterden, TN30

Approximate Area = 689 sq ft / 64 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). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1376612

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