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Bowling Street, Sandwich, Kent, CT13 9EY

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Bowling Street

Sandwich, Kent, CT13 9EY

Guide Price £385,000

Freehold

Located in the heart of Medieval Sandwich, this outstanding Grade II Listed home is full of character and period charm. Currently used as a lucrative holiday let, this rarely available property is being sold chain free and is not one to be missed.

Beginning on the ground floor, the property comprises a welcoming entrance hall, family living area with feature fireplace, separate dining room and a galley kitchen which flows on through to a convenient utility room.

The first floor features a principal bedroom equipped with fitted wardrobes and an en-suite shower room. In addition, there are a further two good size bedrooms and a three-piece family bathroom.

Externally, the property offers a private, walled courtyard garden with gated access to Bowling Street.

Located in the centre of Sandwich, Bowling Street is excellently located to the towns wide range of amenities, as well as being within walking distance of the popular primary and secondary schools. Sandwich also has a superb range of local transport links with buses to Canterbury and Thanet and High-Speed train links to the centre of London in 90 minutes.



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

Ground Floor

Entrance Hallway
Kitchen
Utility Room
Reception Room
Dining Room

External

Courtyard Garden

First Floor

Bedroom 1
En-Suite
Bedroom 2
Bedroom 3
Family Bathroom

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

Council Tax: Band E (Dover District Council)

Agents Notes: This property is Grade II Listed (List Entry No. 1069721). This property is located within a conservation area.

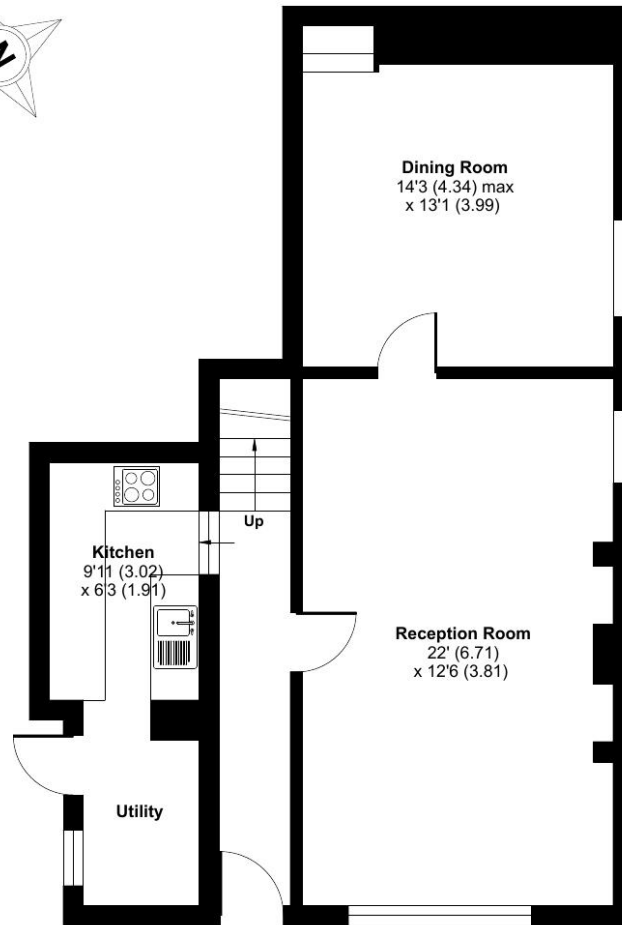
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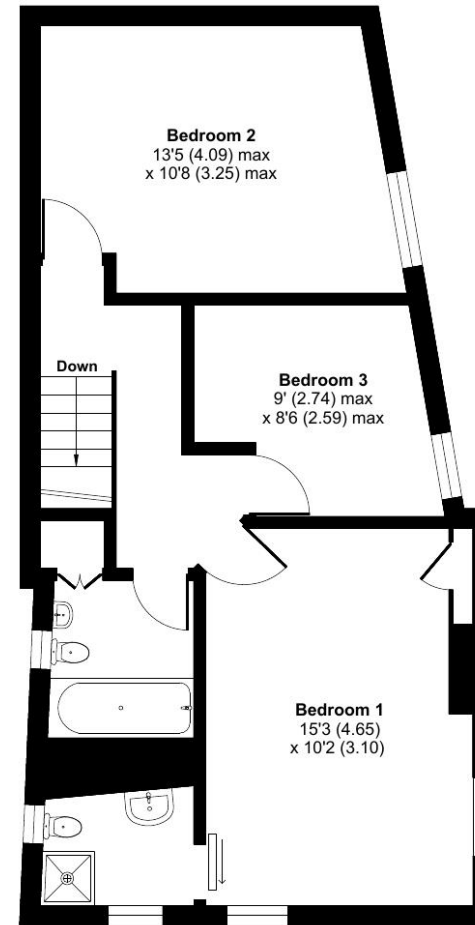


Approximate Area = 1274 sq ft / 118.3 sq m

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 2023. Produced for Finns. REF: 1015609

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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