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**St Barts Road, Sandwich, Kent CT13 0BG**

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# St Barts Road

Sandwich, Kent, CT13 0BG

**Guide Price £280,000**

**Freehold**

Located on the outskirts of central Sandwich, lies this superb family home boasting a modern contemporary finish throughout, and close proximity to a variety of both primary & secondary schools.

The ground floor consists of an entrance hall, bright living room with a feature fireplace, and to the rear you will find an modern fitted kitchen and three piece family bathroom.

Externally the property offers a lawn front garden and driveway for multiple vehicles. Accessed via a gated entrance from the driveway, the rear garden features a central lawn, raised decking with pergola and a large garden shed/ cabin.

The first floor comprises two good sized bedrooms. The principal bedroom is found at the front of the property which boasts an abundance of built in wardrobe space. The second bedroom is located at the rear of the property which benefits from fitted storage and pleasant views overlooking the rear garden.

St Barts Road is conveniently located within walking distance of Sandwich town centre, which is famous for its rich Medieval history and bustling market streets. With access to the town via the A256 and central train station, visitors can immerse themselves in an array of attractions including two championship golf course and a broad choice of restaurants, pubs and cafes.



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

**Ground Floor**

Entrance hall  
Reception Room  
Kitchen  
Bathroom

**External**

Driveway  
Front Garden  
Rear Garden  
Cabin

**First Floor**

Bedroom 1  
Bedroom 2

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

**Council Tax:** Band B Dover District Council)

**Energy rating:** Current 72 | C. Potential 87 | B.

**Viewing by appointment only:** Finn's Sandwich  
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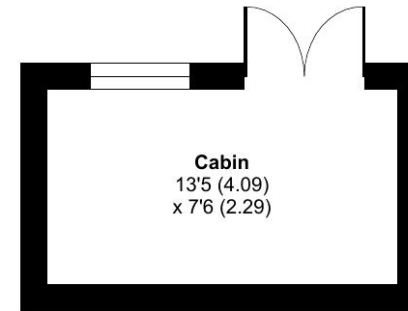
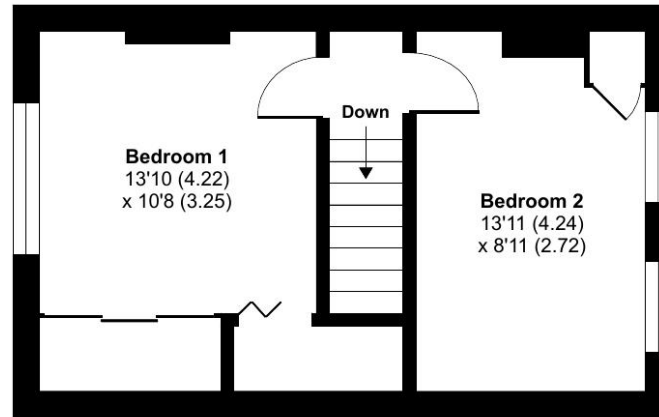


Approximate Area = 715 sq ft / 66.4 sq m

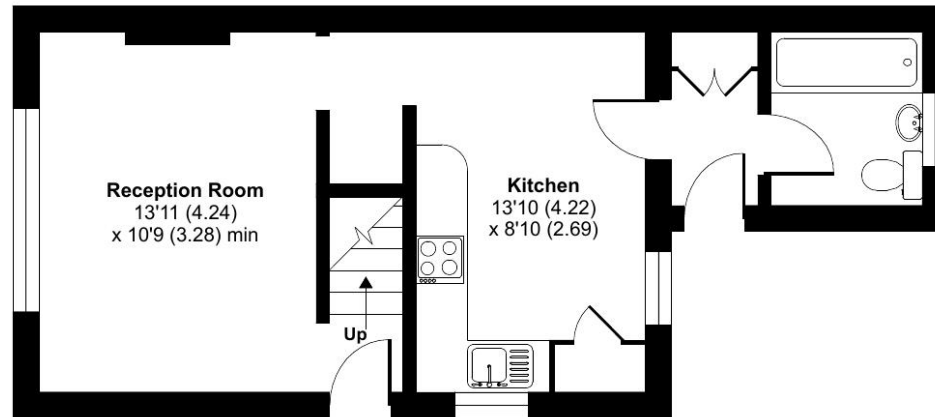
Cabin = 101 sq ft / 9.4 sq m

Total = 816 sq ft / 75.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 1039204

**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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