



SINCE 1865

Upper Strand Street, Sandwich, Kent

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Upper Strand Street

Sandwich, Kent, CT13 9EL

Guide Price £400,000

Freehold

Nestled in the centre of Sandwich, this charming Grade II listed cottage is superbly located just a stone's throw away from all the towns outstanding amenities. Meticulously finished to the utmost standard, this exceptional property is truly a must see.

Starting on the ground floor, you will discover versatile living spaces including a warm and welcoming living room, a stunning dining area situated towards the rear of the property, a convenient WC, and a striking modern fitted kitchen.

Ascending to the upper level, the property boasts two generously proportioned bedrooms, each offering ample fitted storage. This floor is completed by a splendid three piece bathroom, featuring a walk-in shower and additional fitted storage.

Externally, the property benefits from wonderful sunny aspect rear garden and a timber built shed.

Situated in the heart of the historic Cinque Ports Town of Sandwich, Upper Strand Street is within close proximity to well regarded primary, secondary, and grammar schools, all within walking distance. The charming town centre, renowned for its medieval heritage and vibrant market streets, is also easily accessible on foot. Sandwich benefits from excellent transport links via regular bus routes to neighbouring towns and villages and high-speed links from the central train station to London St Pancras International.



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

Ground Floor

Living Room
Dining Room
Kitchen

First Floor

Bedroom 1
Bedroom 2
Bathroom

External

Garden

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

Council Tax: Band D (District Council)

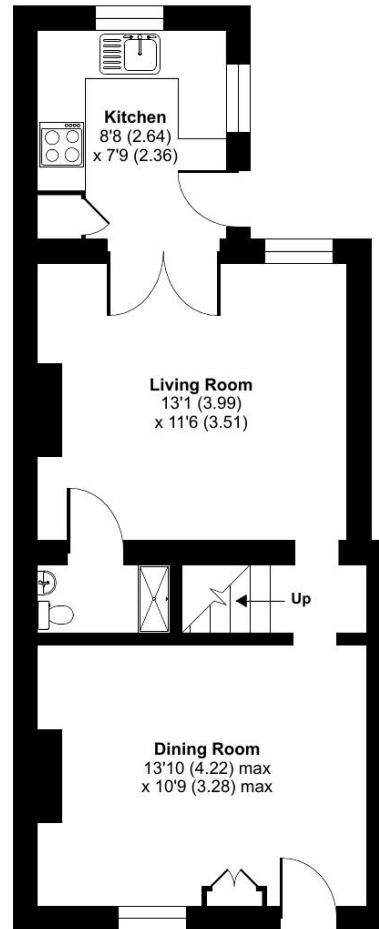
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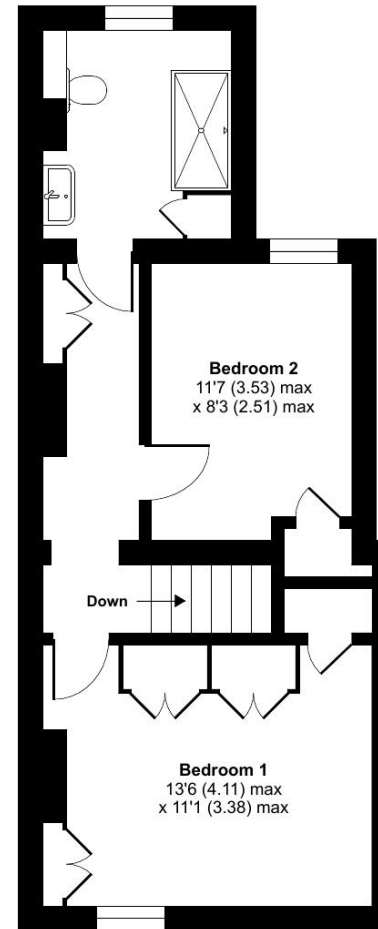


Approximate Area = 858 sq ft / 79.7 sq m

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). © nitchecom 2024. Produced for Finns. REF: 1110635

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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