



Strand Street, Sandwich, Kent, CT13 9HP

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Strand Street

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Guide Price £325,000

Freehold

Nestled in the heart of medieval Sandwich, lies this superb Grade II Listed cottage. Located within a short walk of all of Sandwich's amenities and the River Stour, this chain-free home is not one to miss.

Beginning on the ground floor, you are welcomed into an inviting living room, which leads on through to a bright and spacious dining room, both boasting feature fireplaces. Towards the rear of this level, the property consists of a kitchen, a three-piece bathroom, and a Lean To, which allows rear access to the rear garden.

Ascending to the first floor, you will find two well-proportioned rooms, both of which benefit from ample fitted storage and space and an abundance of natural light.

Externally the property has a wonderful sunny aspect rear garden with a spacious lawn as well as a patio seating area.

Located on the water's edge of River Stour, in the Cinque Ports town of Sandwich, Strand Street is conveniently positioned within walking distance of popular primary, secondary, and grammar schools, as well as the attractive 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 courses and a wide choice of restaurants, pubs, and cafes.



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

Ground Floor

Reception Room
Dining Room
Kitchen
Lean To
Bathroom

First Floor

Bedroom 1
Bedroom 2

External

Rear Garden

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

Council Tax: Band B (District Council)

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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Approximate Area = 754 sq ft / 70 sq m (excludes lean to)

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). © nitchcom 2024. Produced for Finns. REF: 1129268

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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