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**The Dune's, Princes Drive, Sandwich Bay, Sandwich, CT13 9PS**

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# The Dune's, Princes Drive

Sandwich Bay, Sandwich, Kent, CT13 9PS

## Guide Price - £475,000

Share of Freehold

Located on the serene Sandwich Bay, private estate, this luxurious purpose-built apartment has elegance and charm throughout, whilst boasting the most incredible sea views. Being sold with no onward chain, this idyllic seaside retreat is not one to miss.

The apartment is situated on the first floor of the building and is accessed through well-maintained communal areas. Upon entering, you step into a welcoming hallway, adorned with ample fitted storage in three different spots. Three generously sized bedrooms await, two of them equipped with built in wardrobes, as well as the offering of delightful views over the communal gardens and pebble beaches. The third bedroom offers versatility as it can be served as an additional reception, separated by sliding doors. The kitchen boasts a sleek finish and comes equipped with built in appliances. Completing the ensemble is a three-piece bathroom, elegantly finished, with the added luxury of an adjacent three-piece shower room, also beautifully appointed.

Situated on Princes Drive, this remarkable apartment, enjoys proximity to stunning beaches, scenic coastal walks, and direct access to both Princes and Royal St Georges golf clubs. Additionally, the historic town of Sandwich, just over a mile away, offers a wealth of amenities, including a local supermarket, pubs, restaurants, and a tourist centre for those eager to delve into the area's history. Sandwich further benefits from local bus links providing frequent services and a mainline train station with high-speed connections directly to London St Pancras.



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

### First Floor

Kitchen  
Living Area  
Bedroom 1  
Bedroom 2  
Bedroom 3/ Reception  
Bathroom  
Shower Room

### External

Garage  
Communal Gardens  
Residence Parking

**Services:** (Mains) Water, Gas, Electricity & Drainage.  
£2,000 per annum for maintenance.  
£150 per annum for membership of the  
Sandwich Bay Residence Association

**Lease:** 999 years remaining.

**Council Tax:** Band D (District Council)

**Energy rating:** Current 71 | C. Potential 77 | C.

**Viewing by appointment only:** Finn's Sandwich  
Tel: 01304 612 147 | Email: [sandwich@finns.co.uk](mailto:sandwich@finns.co.uk)



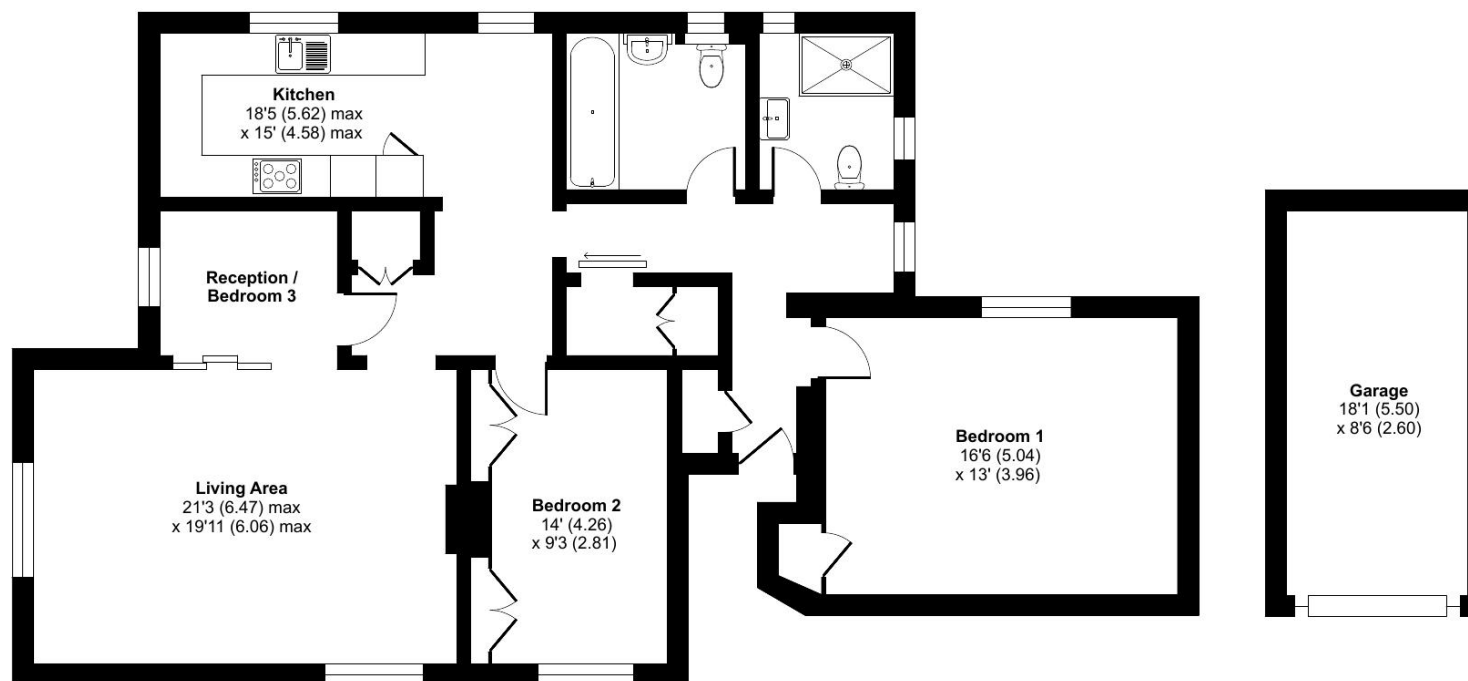


Approximate Area = 1198 sq ft / 111.2 sq m

Garage = 153 sq ft / 14.2 sq m

Total Area = 1351 sq ft / 125.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1135684

**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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