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New Street, Sandwich, Kent, CT13 9AB

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Sandwich, Kent, CT13 9AB

Guide Price £350,000

Leasehold

Nestled in the heart of Medieval Sandwich, this exceptional maisonette boasts spacious and luminous quarters. Featuring charming and distinctive finishes, this chain-free family home is an opportunity not to be overlooked.

Upon entering the ground floor, you will discover the first of two reception rooms alongside a well-designed utility room and a convenient WC.

On the first floor, you will discover the second, notably large reception room complete with a fireplace and wood-burning stove. This room provides access to the impressive modern fitted kitchen, equipped with integrated AEG appliances. Additionally, this level comprises three spacious bedrooms, one of which includes a modern fitted three-piece en-suite. Finally, there is a fantastic four-piece family bathroom.

Externally, there is a superb, sunny aspect courtyard garden, which features two brick-built outbuildings, and a convenient bin storage.

Located in the centre of Sandwich, New Street is ideally situated to the town's wide range of amenities as well as being within walking distance of local primary and secondary schools. Sandwich also benefits from a superb range of local transport links, such as regular bus routes to neighbouring towns and villages, plus a train station with mainline and high-speed links to London St Pancras.



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

Ground Floor

Reception Room 1
Utility
WC

External

Courtyard Garden
Outbuilding 1
Outbuilding 2
Bin Storage

First Floor

Reception Room 2
Kitchen
Bathroom
Bedroom 2
Bedroom 1
En-Suite
Bedroom 3

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

Council Tax: Band B (District Council)

Energy rating: Current 58 | D. Potential 60 | D.

Lease Details: Lease – 499 years (remaining).
Ground Rent - £1.00 per annum (if demanded).

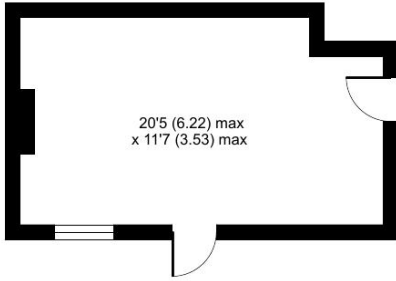
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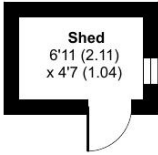


Approximate Area = 1364 sq ft / 126.7 sq m
 Outbuilding = 263 sq ft / 24.4 sq m
 Total = 1627 sq ft / 151.1 sq m

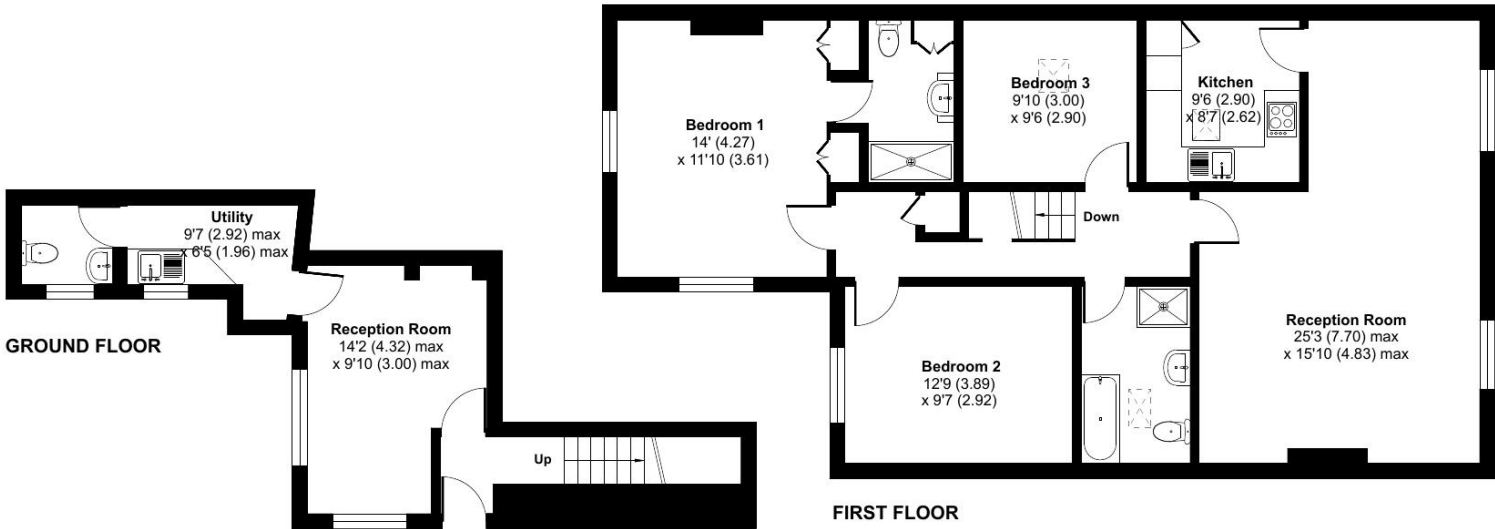
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OUTBUILDING 1



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1087411

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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