





# Millwall Place

Sandwich, Kent, CT13 9BQ

**Guide Price £325,000**

**Freehold**

Situated within walking distance of Sandwich town centre, this delightful Grade II Listed, mid-terrace cottage offers a perfect blend of character, charm, and convenience.

The ground floor features an inviting entrance hall leading to a well-equipped kitchen, complete with a classic Rayburn cast-iron cooker. The open-plan living area provides a warm and welcoming space, boasting views over the rear garden and a striking feature fireplace.

Upstairs, the property offers two well-proportioned bedrooms and a modern shower room. While the home would benefit from some updating, it is well-presented and ready to move into.

Externally, the sunny rear garden provides an idyllic retreat, with neatly maintained lawns and a patio seating area, perfect for outdoor relaxation and entertaining.

Offered with no onward chain, this charming home presents a fantastic opportunity to own a characterful property in a highly sought-after location.

Steeped in history and charm, Sandwich is one of England's best-preserved medieval towns, offering a unique blend of heritage and modern convenience. Sandwich boasts an array of amenities, including independent shops, cafés, traditional pubs, and fine dining restaurants, as well as essential services such as supermarkets and healthcare facilities. Excellent transport links connect the town to Canterbury, Dover, and London via the A256 and nearby train station, which offers direct services to London St Pancras. Families are well catered for with reputable schools, including Sir Roger Manwood's Grammar School. Surrounded by stunning countryside and coastal landscapes, and home to world-class golf courses such as Royal St George's, Sandwich is a highly desirable location for those seeking a blend of history, community, and connectivity.





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

### Ground Floor

Entrance Hall	
Kitchen	3.08 x 3.47m
Sitting Room	4.45 x 4.59m

### First Floor

Landing	
Bedroom 1	3.19 x 4.62m
Bedroom 2	2.63 x 2.70m
Shower Room	

### External

Rear Garden	
Outbuilding/ Store	1.20 x 1.40m



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

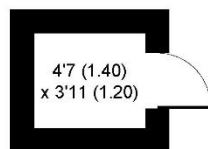
**Council Tax:** Band C (Dover District Council)

**Agents Notes:** This property is Grade II Listed. List entry no. 1106361.

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

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OUTBUILDING

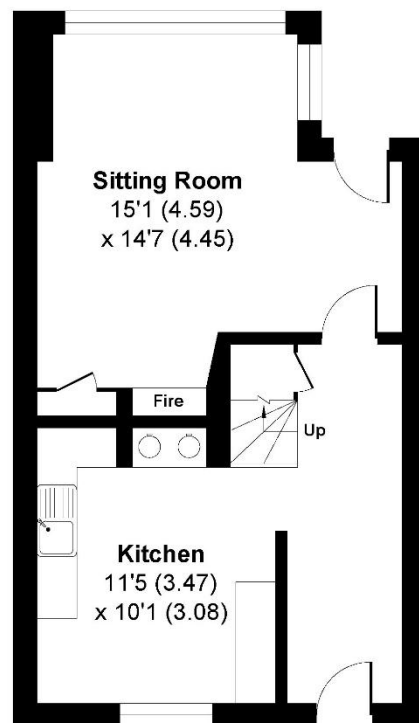
## 30 Millwall Place, Sandwich, CT13 9BQ

Approximate Gross Internal Area = 67.86 sq m / 730.44 sq ft

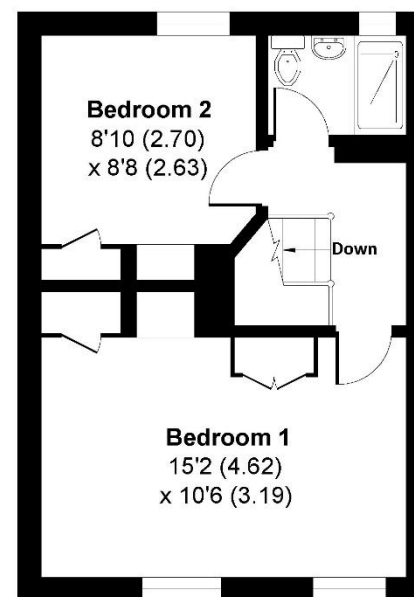
Outbuilding Area = 1.68 sq m / 18.08 sq ft

Total Area = 69.54 sq m / 748.52 sq ft

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

**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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