



Vicarage Lane, Sandwich, Kent, CT13 9HJ

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# Vicarage Lane

Sandwich, Kent, CT13 9HJ

**Guide Price £325,000**

**Freehold**

Nestled in the heart of historic Sandwich, this well presented mid-terrace period cottage exudes character and charm, offering a delightful blend of traditional features and modern comfort. From exposed ceiling beams to feature fireplaces, this home is rich in personality and warmth.

Upon entering, the welcoming hallway leads to a convenient lavatory and cloakroom, before opening into the well-proportioned kitchen diner—complete with a striking feature fireplace and direct access to the sunny rear courtyard. The spacious living room boasts an impressive inglenook fireplace, creating a cosy yet elegant space perfect for relaxation.

Upstairs, a central landing connects to a generously sized main bedroom alongside two further well-appointed bedrooms. The three-piece bathroom, while dated, remains fully functional and offers scope for future enhancement.

Externally, the private courtyard garden enjoys a sunny aspect, providing an ideal setting for outdoor dining or quiet moments of relaxation.

Located within central Sandwich, this characterful home is perfectly positioned for easy access to the town's charming shops, cafés, and transport links, making it an ideal choice for those seeking a blend of history, convenience, and timeless appeal.





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

### Ground Floor

Entrance Hall	
WC	
Cloak Room	
Kitchen/ Diner	2.85 x 4.76m
Living Room	3.89 x 5.15m

### First Floor

Landing	
Bathroom	
Bedroom 1	3.12 x 5.16m
Bedroom 2	2.80 x 2.89m
Bedroom 3	2.33 x 2.82m

### External

Courtyard Garden



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

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

**Energy Rating:** Current 54 | E. Potential 88 | B.

**Agents Notes:** This property is located within a conservation area.

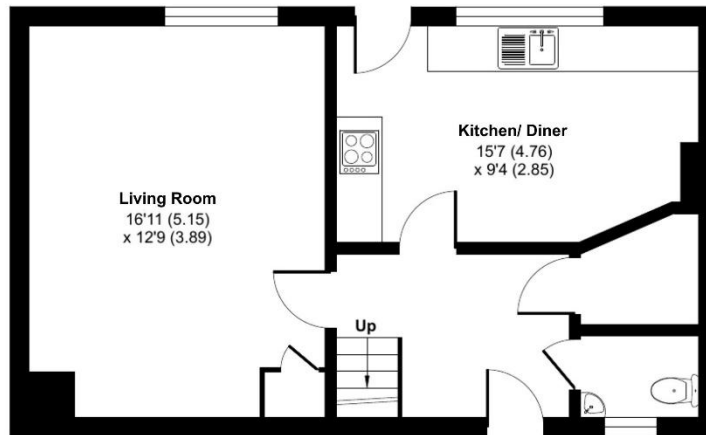
**Viewing by appointment only:** Finn's Sandwich  
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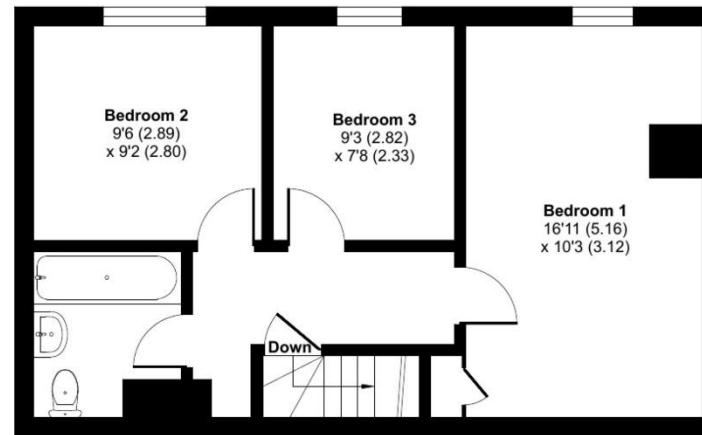


Approximate Area = 976 sq ft / 90.6 sq m

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). © nichecom 2025. Produced for Finns. REF: 1254325

**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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