

King Street, Sandwich, Kent, CT13 9BT

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King Street

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Guide Price £450,000

Freehold

Situated in the historic town of Sandwich, this rare and versatile property offers both commercial and residential accommodation, making it an exceptional opportunity for home movers, business owners, or investors. With character features throughout, the building comprises a ground-floor retail premises fronting King Street, while a spacious three-story maisonette, complete with a rare double garage and additional office space, is accessed via New Street.

The commercial premises feature a well-proportioned shop floor, multiple storage rooms, and a WC, offering potential for a variety of business uses. A separate entrance leads to the residential portion of the property, which includes an entrance porch, an inner hallway, and a WC on the ground floor.

The first floor boasts a modern fitted kitchen, a dedicated dining room, and a spacious living room, creating a comfortable and stylish living space. Upstairs, the second floor comprises three well-proportioned bedrooms, a shower room, and a separate bathroom, providing ample accommodation for a family or guests.

Externally, this property benefits from a highly sought-after double garage, complete with an electric door, a private driveway accessed via New Street, and an additional office space or store—offering fantastic potential for home working, storage, or further development.

Whether you're looking to run a business from home, secure a unique live-work opportunity, or invest in a property with huge potential, this character-filled building in central Sandwich is not to be missed. Early viewing is highly recommended.



Commercial Premises

Ground Floor

Shop Floor	2.68 x 7.28m
Hallway/ Store	2.67 x 4.48m
Lobby Area/ Store	2.33 x 5.09m
Store	3.17 x 4.58m
WC	

Residential Dwelling

Ground Floor

Entrance Porch	
Hallway/ Lobby	2.53 x 3.09m
WC	

First Floor

Kitchen	2.67 x 3.09m
Dining Room	3.07 x 3.09m
Living Room	3.81 x 6.35m

Second Floor

Landing	
Bedroom 2	2.79 x 3.65m
Bedroom 1	3.67 x 3.73m
Shower Room	
Bathroom	
Bedroom 3	3.87 x 4.21m

External

Driveway (<i>New Street</i>)	
Double Garage	5.02 x 5.22m
Office/ Store	2.66 x 3.92m
	<i>Approx guidance only*</i>

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

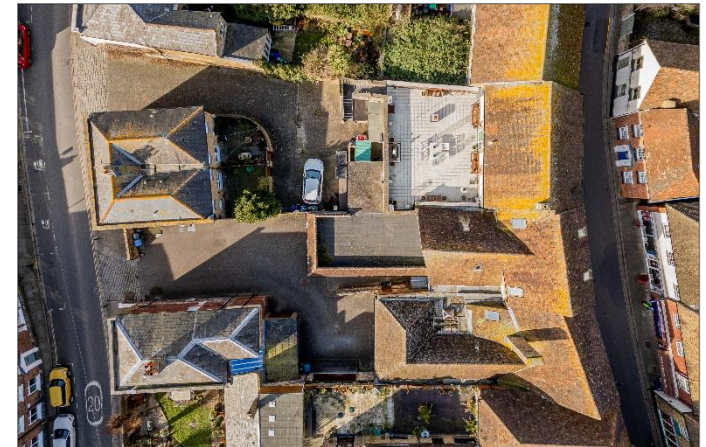
Council Tax: Band C (Dover District Council)

Energy Rating: Current 55 | D. Potential 72 | C.

Agents Notes: Please note, business rates may apply to the commercial section of the building

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

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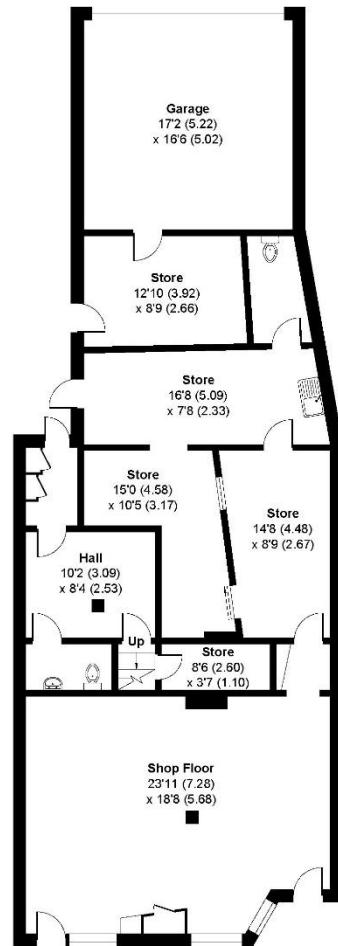
Kings Street, Sandwich

Approximate Gross Internal Area = 225.69 sq m / 2429.30 sq ft

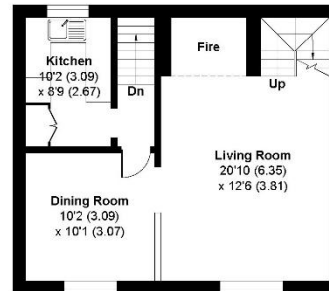
Garage Area = 25.11 sq m / 270.28 sq ft

Total Area = 250.80 sq m / 2699.58 sq ft

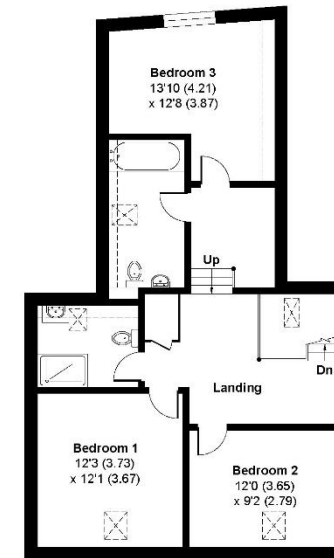
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND 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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Sales: 01304 612147
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