



High Street

Sandwich, Kent, CT13 9EQ

Guide Price £425,000

Freehold

Step into this beautifully presented period mid-terrace home, ideally located on the ever-popular High Street in the historic town of Sandwich. Combining timeless charm with modern comforts, this property is perfect for families and professionals seeking a vibrant community with excellent amenities.

Ground Floor: Upon entering, you're welcomed by a charming entrance hall that sets the tone for the rest of the home. The spacious living room features an elegant inglenook fireplace, offering a cozy retreat on chilly evenings. The kitchen is a delight for home chefs, equipped with modern fitted units and integrated appliances for both style and functionality.

First Floor: A central landing leads to two generous bedrooms, ideal for relaxation and personal space. The recently fitted, four-piece bathroom room adds a touch of contemporary luxury to this characterful property.

Second Floor: The top floor boasts a versatile double bedroom with sloping ceilings, exuding character and warmth. A walk-in wardrobe or store provides practical storage solutions.

External: Outdoors, you'll find a private courtyard garden, perfect for al fresco dining or unwinding in tranquillity. The outbuilding includes a workshop, multiple storage areas, and a convenient WC - adding immense practical value.

With its sought-after location, stunning interiors, and delightful outdoor space, this High Street gem offers a rare opportunity to own a piece of Sandwich's rich heritage. Make this your next move!



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

Ground Floor

Entrance Hall
Living Room 4.21 x 4.55
Kitchen/ Dining Room 2.47 x 4.50

First Floor

Landing
Bedroom 1 2.66 x 6.15 (max)
Bedroom 3 2.42 x 3.32
Family Bathroom

Second Floor

Landing
Walk-in Wardrobe/ Store 1.85 x 7.96
Bedroom 2 3.04 x 3.89

External

Rear Courtyard Garden

Outbuilding

Workshop 1.75 x 2.57
WC
Store 1 1.10 x 1.39
Store 2 1.18 x 1.39

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

Council Tax: Band C (Dover District Council)

Energy Rating: Current 61 | D. Potential 86 | B.

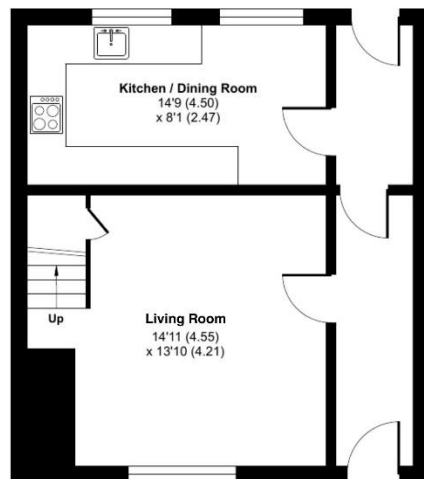
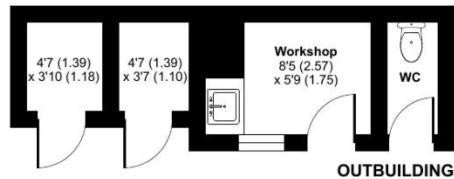
Agents Notes: This property is Grade II Listed. List entry no. 1069629.

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

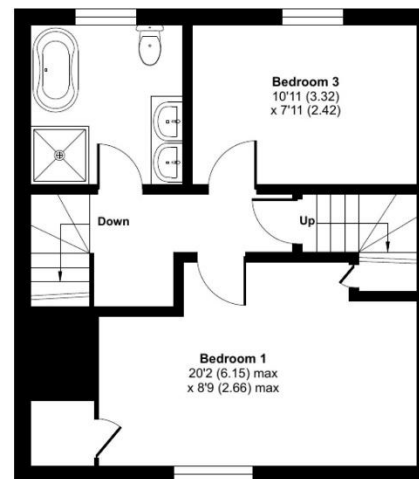
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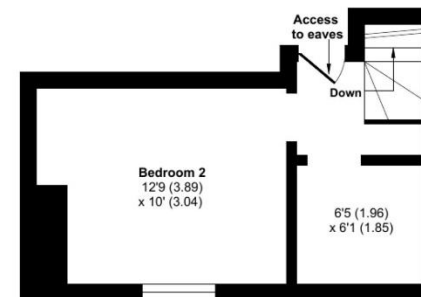
Approximate Area = 1055 sq ft / 98 sq m
 Outbuilding = 92 sq ft / 8.5 sq m
 Total = 1147 sq ft / 106.5 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Finns. REF: 1268893

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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