



Austins Lane, Sandwich, Kent, CT13 9BX

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# Austins Lane

Sandwich, Kent, CT3 9BX

## Guide Price £385,000

Freehold

Located in the heart of historic Sandwich, this charming Grade II Listed mid-terrace home beautifully blends period character with modern comfort. Full of original features including exposed ceiling beams and striking feature fireplaces, it offers generous proportions and timeless appeal in a highly sought-after setting.

The ground floor features a bright open-plan living and dining area with a solid-fuel burner set into a characterful fireplace, creating a warm and inviting space. To the rear, a modern fitted kitchen with a freestanding Range-style gas cooker offers both style and practicality. A ground floor lavatory adds further convenience.

Upstairs, the first floor offers three well-sized bedrooms with built-in storage, all bathed in natural light. A neatly appointed three-piece family bathroom completes the accommodation.

Outside, a private rear courtyard provides a peaceful, low-maintenance space ideal for relaxing or entertaining.

Perfectly positioned in central Sandwich, the property is just moments from local shops, cafés, transport links and all the charm the town has to offer making it an ideal choice for home movers seeking character, convenience and community.





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

**Ground Floor**

Dining/ Living Room	4.30 x 8.01
WC	
Kitchen	2.87 x 3.04

**First Floor**

Landing	
Bedroom 1	3.00 x 4.72
Bedroom 2	2.73 x 3.31
Bathroom	
Bedroom 3	2.43 x 3.32

**External**

Courtyard



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

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

**Energy Rating:** Current 66 | D. Potential 90 | B.

**Agents Notes:** This property is Grade II Listed. List entry no. 1343703.

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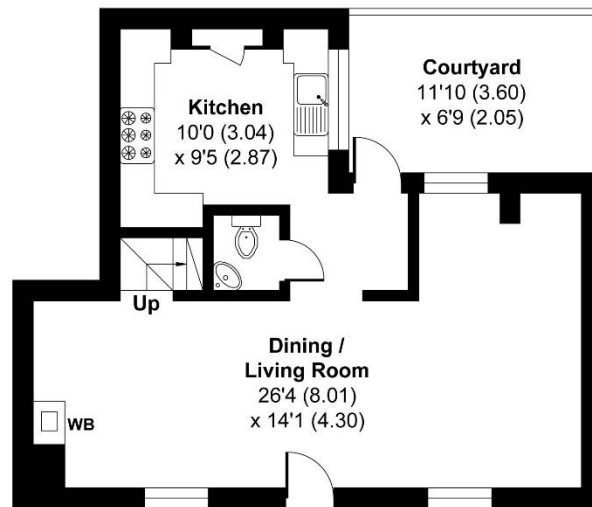




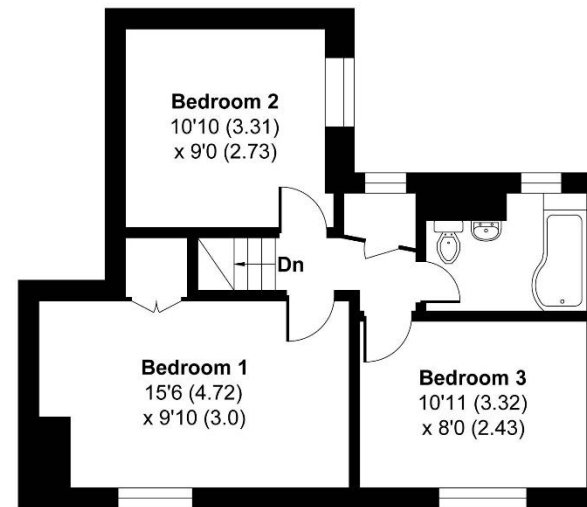
## Austin's Lane, Sandwich

Approximate Gross Internal Area = 79.49 sq m / 855.62 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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