



Upper Strand Street

Sandwich, Kent, CT13 9EL

Guide Price £415,000

Freehold

Located in the heart of historic Sandwich, this beautifully presented Grade II Listed mid-terrace home blends timeless character with high-end contemporary finishes. Set in one of Kent's most well-connected towns, it offers easy access to local amenities, shops, cafés, and transport links. With spacious rooms and a refined mix of original details and modern upgrades, it's ideal for those seeking comfort, convenience, and distinctive style.

The ground floor boasts a well-balanced and versatile layout, designed for both comfort and practicality. A spacious yet inviting family living room offers the perfect space to unwind, while the separate dining room creates an ideal setting for entertaining guests. To the rear, a sleek contemporary kitchen combines style with functionality, complemented by a modern shower room and a convenient utility area that enhances everyday living.

Upstairs, the front-facing double bedroom offers a tranquil retreat with a peaceful outlook over the quiet street. To the rear, the second double bedroom enjoys direct access to a stylishly appointed three-piece bathroom, featuring sleek fitted storage for added convenience. This rear bedroom also boasts charming views over the landscaped garden, with the historic spire of St Clements Church providing a striking focal point—combining comfort, practicality, and a touch of heritage.

Externally, the property boasts a delightful private garden—a rare find in such a central location. Featuring a lawn, patio seating area, timber shed, and rear gated access, the garden provides a peaceful outdoor retreat, perfect for entertaining or unwinding. Combining period charm, modern living, and a prime location, this exceptional home is a must-see for buyers looking to make the most of Sandwich's rich heritage and vibrant community.



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

Ground Floor

Living Room	3.51 x 4.0m
Dining Room	3.30 x 5.58m
Kitchen	1.79 x 3.65m
Utility Area	
Shower Room	0.77 x 2.69m

First Floor

Bedroom 2	3.57 x 4.12m
Bedroom 1	3.47 x 4.58m
En-Suite Bathroom	1.81 x 3.69

External

Rear Garden

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

Council Tax: Band D (Dover District Council)

Energy Rating: Current 50 | E Potential 73 | C.

Agents Notes: Please note that this property is located in a Conservation Area, and is Grade II Listed. List entry no. 1069556.

Viewing by appointment only: Finn's Sandwich
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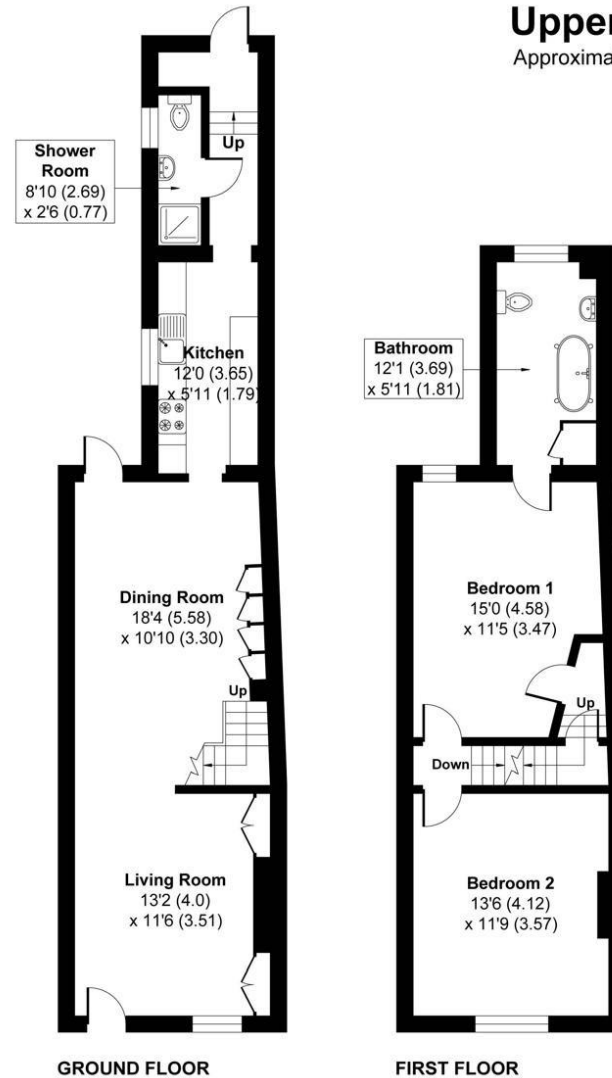




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Approximate Gross Internal Area = 86.95 sq m / 935.92 sq ft

For identification only - Not to scale



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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