

Townmill Road, Sandwich, Kent, CT13 0FW

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Guide Price £525,000

Freehold

Situated within a sought-after modern development, this beautifully presented four-bedroom home, built in 2022, offers contemporary living at its finest. Immaculately maintained and thoughtfully designed, it provides a perfect blend of style, comfort, and practicality—ideal for families and professionals alike. Conveniently located within walking distance of local schools, transport links, and the historic town centre of Sandwich, this home enjoys both tranquillity and accessibility.

Stepping inside, a welcoming entrance hallway leads to a cloakroom/WC and a dedicated home office, perfect for remote working. The generous family reception room and a separate sitting room, featuring patio doors opening to the garden, offer versatile living spaces. At the heart of the home lies a stunning modern kitchen, fitted with integrated appliances, complemented by a bright dining area, ideal for entertaining.

Upstairs, a central landing leads to the spacious principal bedroom, complete with a sleek en-suite shower room. Three further well-proportioned bedrooms and a stylish family bathroom provide ample accommodation for a growing family.

Externally, the property benefits from a neatly landscaped front lawn and a private driveway equipped with an electric vehicle charger, along with a garage equipped with power and lighting. The rear garden is designed for low-maintenance enjoyment, featuring a patio seating area and premium Astroturf, perfect for outdoor dining and relaxation. This superb home offers a rare opportunity to move into a high-spec, modern property in an enviable location. Early viewing is highly recommended.



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

Ground Floor

Entrance Hall	
WC	
Study	2.14 x 3.62m
Reception Room	3.04 x 3.74m
Kitchen/ Diner	3.64 x 5.83m
Sitting Room	3.63 x 4.81

First Floor

Landing	
Bedroom 1	3.13 x 5.28m
En-Suite Shower	
Bedroom 2	3.93 x 4.43m
Bedroom 3	3.60 x 3.81m
Bedroom 4	2.22 x 3.20m
Family Bathroom	

External

Front Garden	
Driveway	
Garage	3.00 x 7.15m
Rear Garden	

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

Council Tax: Band F (Dover District Council)

Energy Rating: Current 86 | B. Potential 94 | A.

Charges: Maintenance/ Service Charge: £267 per annum.

Agents Notes: This property will be sold with an existing new-build warranty. Further details available on request.

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

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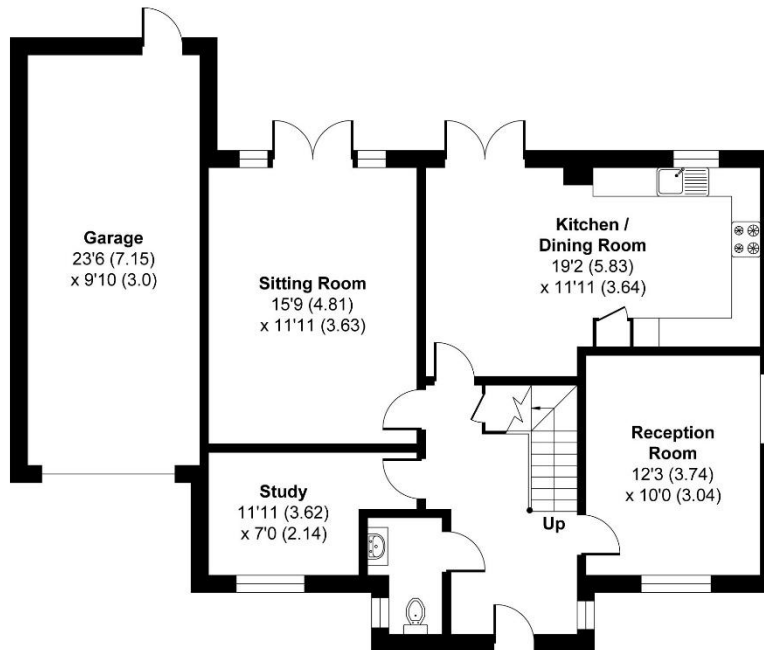
Townmill Road, Sandwich

Approximate Gross Internal Area = 143.22 sq m / 1541.61 sq ft

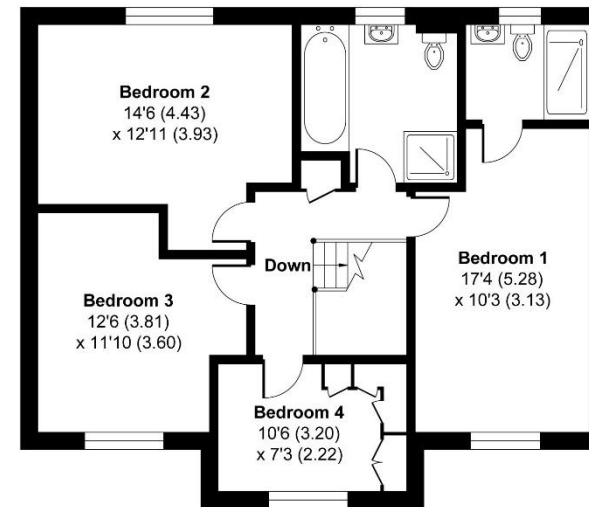
Garage Area = 21.45 sq m / 230.88 sq ft

Total Area = 164.67 sq m / 1772.49 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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