



Strand Street, Sandwich, Kent, CT13 9EU

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Guide Price £400,000

Freehold

Situated in a historic conservation area, this exceptional Grade II Listed home exudes timeless character and period charm, offering a rare opportunity to own a property of unique heritage.

The versatile accommodation spans three floors, beginning with a welcoming lounge/diner on the ground floor, perfect for entertaining or relaxing. Adjacent is a modern fitted kitchen that showcases original ceiling beams, blending contemporary functionality with historic features. A convenient WC with a wash-hand basin completes the ground floor.

The first floor features the first of three bedrooms and an additional reception room, currently serving as a characterful living space. This room is a standout feature of the property, with wall-to-wall panelling and a striking feature fireplace, enhancing its period allure. The second floor offers two further bedrooms, both well-proportioned, along with a stylish three-piece shower room complete with built-in storage for added practicality.

Outside, the property benefits from a private walled courtyard, creating an intimate outdoor space for relaxation or dining. Additionally, a valuable private parking space is conveniently located adjacent to the home.

This remarkable property combines historic charm with modern comforts, making it an ideal choice for those seeking a distinctive and elegant residence in a sought-after location.

Sandwich, a historic Kent town and one of the original Cinque Ports, boasts cobbled streets, medieval buildings, and over a thousand years of heritage. The town offers diverse amenities, including shops, cafes, restaurants, and a lively weekly market, alongside excellent schools like Sandwich Technology School. Well-connected, it features direct rail links to London via Sandwich station and easy road access to Canterbury and the coast via the A256.



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

Ground Floor

Entrance
WC
Lounge/ Diner
Kitchen

Second Floor

Bedroom 3
Shower Room
Bedroom 2

First Floor

Living Room
Bedroom 1

External

Private parking space
Rear courtyard

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

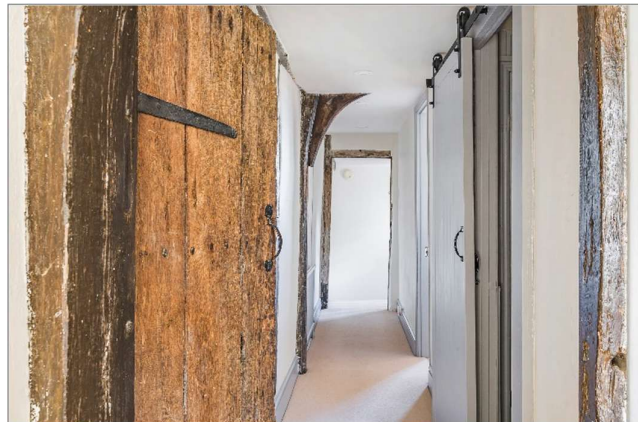
Council Tax: Band D (Dover District Council)

Energy rating: This property is exempt from EPC requirements.

Agents Notes: This property is Grade II Listed. List entry no. 1069517.

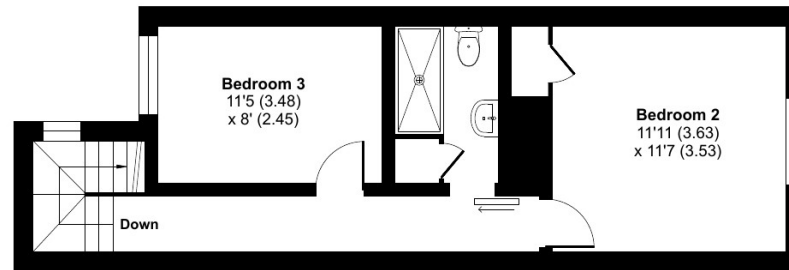
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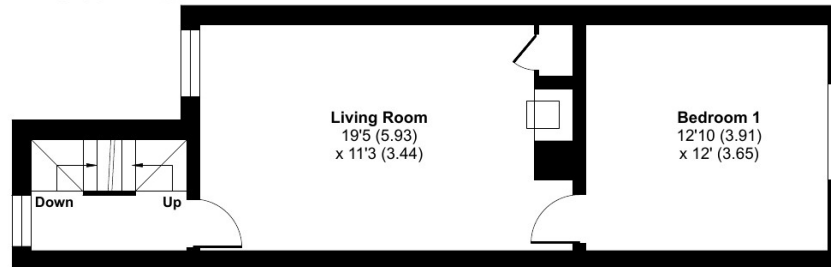


Approximate Area = 1232 sq ft / 114.4 sq m

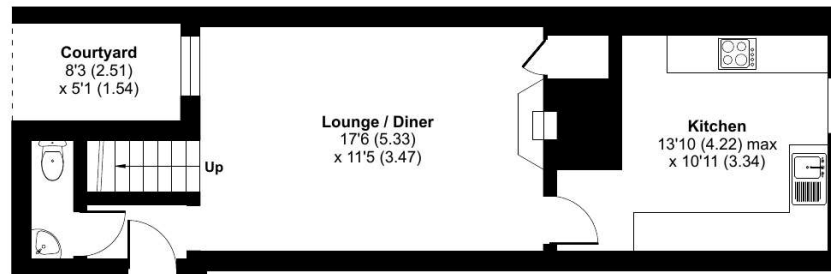
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1215739

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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