



# Nonington Court

Sandwich Road, Nonington, Dover, CT15 4HH

## Guide Price £145,500

**Leasehold**

This modern first-floor apartment in a multi-story building offers spacious, thoughtfully designed interiors complemented by unique outdoor features.

Upon entering, the welcoming hallway provides access to the three-piece family bathroom. The main bedroom is a spacious double, complete with a fitted double wardrobe.

Moving into the bright and open living and dining area that boasts a private balcony with beautiful views, proves perfect for relaxation or entertaining. Adjacent is a contemporary kitchen providing a light spacious environment to cook and enjoy.

Externally, residents enjoy exclusive amenities including a well-equipped communal gym, dedicated resident and visitor parking, expansive 4-acre communal gardens, and private tennis courts, making this residence a rare find for both convenience and leisure.

Nonington is a charming rural village nestled in the picturesque countryside of East Kent, England. Located approximately eight miles northwest of Dover and six miles southwest of Sandwich, including speedy links to the Eurotunnel (half an hour drive) and Port of Dover. Nonington is known for its peaceful, scenic surroundings and historic character. This small village is home to traditional English cottages, rolling farmland, and ancient woodlands, offering a tranquil retreat within easy reach of the vibrant coastal town of Dover and the medieval market town of Sandwich. With a history dating back centuries, Nonington features landmarks such as St. Mary's Church and Nonington Manor, and it maintains a close-knit community that values its natural and architectural heritage.



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

### First Floor

|                      |             |
|----------------------|-------------|
| Hallway              |             |
| Bathroom             |             |
| Bedroom              | 2.50 x 3.66 |
| Living Room          | 2.46 x 5.45 |
| Balcony              |             |
| Kitchen/ Dining Room | 2.25 x 3.66 |

### External

Residents Parking  
Visitor Parking  
Communal Gardens  
Communal Tennis Courts  
Communal Gym

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

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

**Energy Rating:** Current 57 | D. Potential 84 | B.

**Lease:** Lease Term: 999 Years when purchased in 2018.

**Charges:** Maintenance/Service Charge: £1,380 per annum (Incl Ground Rent Charges).

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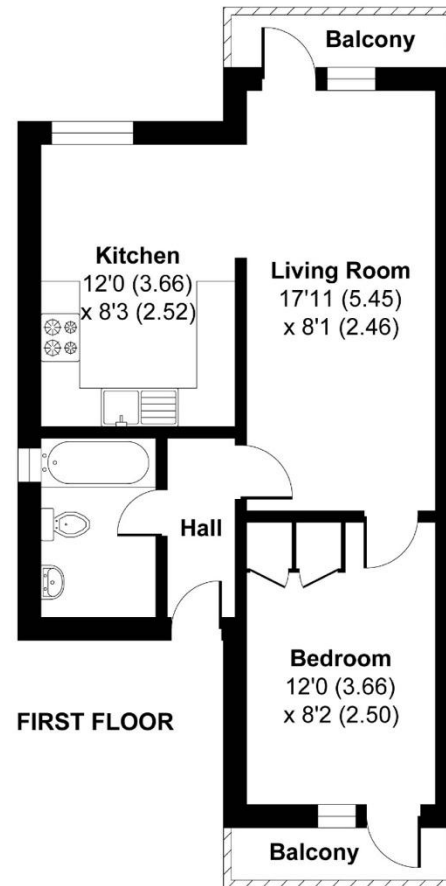




## Nonington Court, Nonington

Approximate Gross Internal Area = 39.05 sq m / 420.33 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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