





The ground floor opens with an entrance porch and a useful cloakroom, leading into a generous dual aspect sitting room featuring a focal fireplace and a convenient under-stairs storage cupboard. The adjacent kitchen and dining area provide an excellent social space, fitted with a range of matching wall and base units and a breakfast bar that defines the two areas. This bright, dual aspect room benefits from double glazed sliding patio doors opening onto the rear garden, creating an easy flow between indoor and outdoor living.

Upstairs, the first floor comprises three good sized bedrooms, each offering ample space for furniture and storage, served by a fully tiled L-shaped family bathroom fitted with a modern three piece white suite. The property is fully double glazed and gas centrally heated, ensuring comfort and efficiency throughout the year.

Externally, the home is approached via a pebbled frontage providing ample off-road parking with a central pathway leading to an enclosed lawned front garden. To the rear, the south-westerly facing garden is mainly paved for ease of maintenance and includes a timber shed and rear pedestrian access into Sandown Lees.

Sandown Road sits within a popular residential area on the outskirts of Sandwich, conveniently located for local amenities, schools and transport links. The historic town centre, with its array of independent shops, cafés, restaurants and mainline station, is within easy reach, while the nearby Kent coastline and surrounding countryside provide excellent opportunities for leisure and recreation.

Situation
The historic town of Sandwich is one of Kent's most sought-after locations, combining rich heritage with a warm community atmosphere and excellent everyday amenities. Lined with characterful period buildings and cobbled streets, the town offers an appealing mix of independent shops, cafés, traditional pubs and restaurants, alongside practical conveniences such as supermarkets, doctors' surgeries and leisure facilities. Families are well served by a choice of highly regarded schools, including Sandwich Infant School, Sandwich Junior School and Sir Roger Manwood's Grammar School, one of the county's top-performing secondary schools. For commuters, Sandwich railway station provides regular mainline services to Canterbury, Ramsgate and London, while the A256 offers straightforward road connections towards Dover, Deal and the wider Kent coast. Surrounded by beautiful countryside and just a short drive from the sea, Sandwich presents the perfect blend of rural charm, modern comfort and accessibility, making it an ideal setting for family life.

Ground Floor

Porch

WC

Reception Room
13'3" x 21'10" (max)

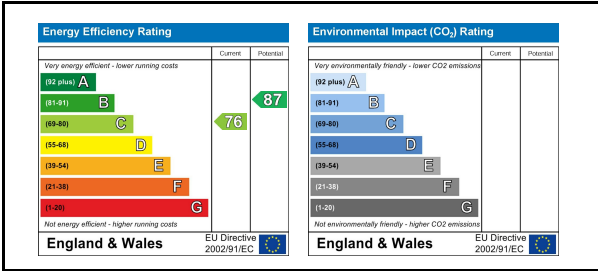
Kitchen/ Diner
9'8" x 26'4" (max)

First Floor

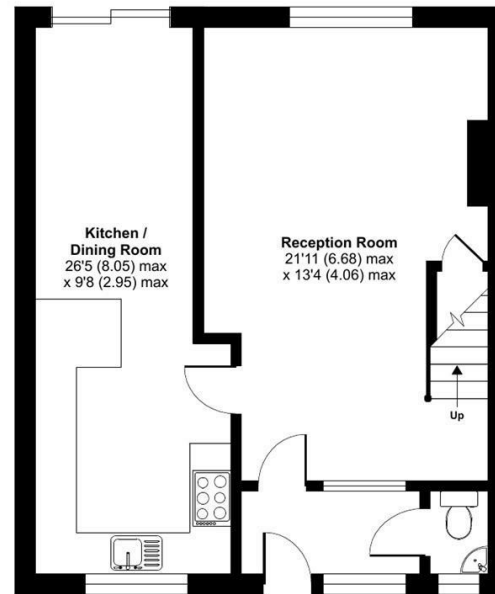
Landing

Bathroom

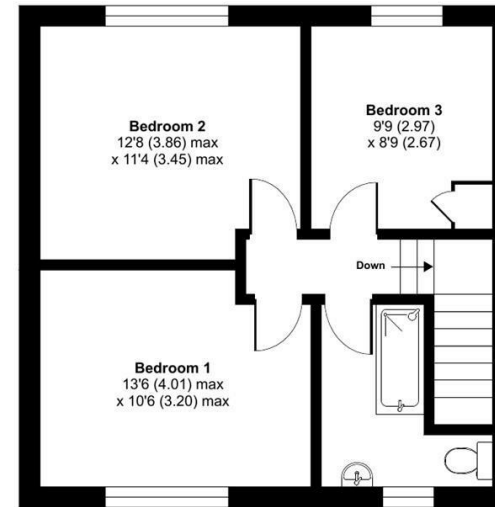
Bedroom 1
10'5" x 13'1" (max)



Approximate Area = 1074 sq ft / 99.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
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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 representatives 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 give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01277 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

