



Sandown Road

Sandwich, Kent, CT13 9PA

Guide Price £325,000

Freehold

Set back from the road and enjoying enclosed gardens to both the front and rear, this deceptively spacious mid-terraced modern family home offers light, airy and well-proportioned accommodation throughout.

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.



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

Ground Floor

Porch

WC

Reception Room 4.06 x 6.68 (max)

Kitchen/ Diner 2.95 x 8.05 (max)

First Floor

Landing

Bathroom

Bedroom 1 3.20 x 4.01

Bedroom 2 3.45 x 3.86

Bedroom 3 2.67 x 2.97

External

Driveway

Front Garden

Rear garden

Parking Area



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

Council Tax: Band C (Dover District Council)

Energy Rating: Current 76 | C. Potential 87 | B.

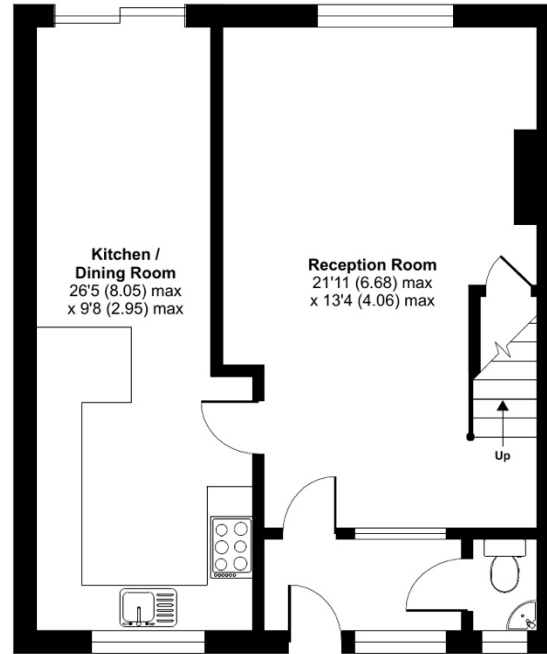
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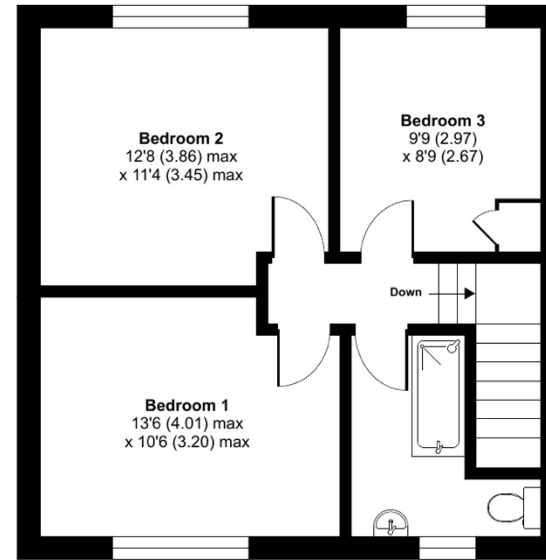


Approximate Area = 1074 sq ft / 99.7 sq m

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). © nichecom 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 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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