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Sackville House, 53 New Street, Sandwich

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**Sackville House, 53 New Street, Sandwich,
Kent, CT13 9BB**

Guide Price £565,000

A charming Grade II listed home located in the Conservation area and within walking distance of the town centre. Believed to date back to 1760, this wonderful Georgian home boasts many attractive period features from this era with spacious rooms, high ceilings, large sash bay windows, and ornate fireplaces. The accommodation is arranged over three floors and comprises; entrance hall, drawing room, sitting room, dining room, kitchen/breakfast room, inner lobby and cloakroom on the ground floor. The spacious first floor landing is also used as a study area and gives access to two double bedrooms. The secondary landing leads to a third double bedroom with en-suite shower room, and further separate shower room. The second floor landing has a front dormer and doors leading to the two attic bedrooms.

The garden is a lovely feature, wall enclosed and mainly paved with well stocked borders. There are two potting sheds, a brick built workshop and a smaller store.

The ever popular medieval Cinque Port town of Sandwich offers an excellent range of amenities including supermarket, shops, building society, post office, chemist, doctor and dentist surgeries, restaurants, public houses, choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London (St Pancras) and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is about 13 miles and the Channel Tunnel terminal at Cheriton is about 22 miles distant.



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

Ground Floor

Entrance Hall
Family Room 18' 11" x 15' 5" (5.76m x 4.70m) (Max)
Reception Room 18' 11" x 13' 0" (5.76m x 3.96m) (Max)
Dining Room 16' 0" x 14' 1" (4.87m x 4.29m)
Kitchen/Breakfast 13' 11" x 11' 6" (4.24m x 3.50m)
Inner Lobby
Cloakroom

First Floor

Bedroom One 12' 11" x 12' 5" (3.93m x 3.78m)
En-Suite
Bedroom Two 15' 5" x 13' 10" (4.70m x 4.21m)
Shower Room
Bedroom Four 13' 0" x 11' 11" (3.96m x 3.63m)

Second Floor

Bedroom Three 14' 0" x 13' 9" (4.26m x 4.19m)
Office 14' 0" x 11' 2" (4.26m x 3.40m)

Outbuilding

Storage Space One 6' 10" x 5' 2" (2.08m x 1.57m)
Storage Space Two 10' 11" x 5' 0" (3.32m x 1.52m)
Storage Space Three 19' 2" x 7' 11" (5.84m x 2.41m)

Viewing: By appointment through Finn's, Sandwich tel:
01304 612147

Services: Mains gas, electricity, water and drainage.

Council Tax: Band F according to the website of the
Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were revised 9th April 2021



Approximate Area = 2331 sq ft / 216.5 sq m (excludes store)

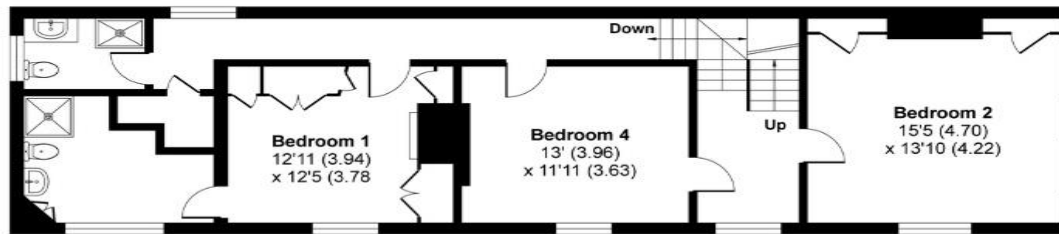
Limited Use Area(s) = 101 sq ft / 9.3 sq m

Outbuilding = 260 sq ft / 24.1 sq m

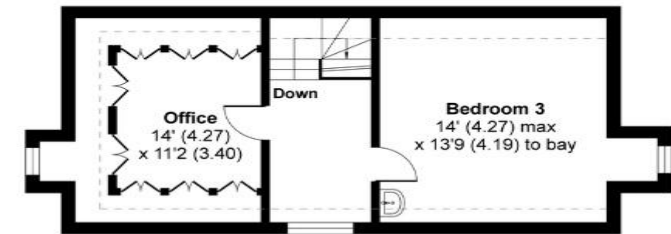
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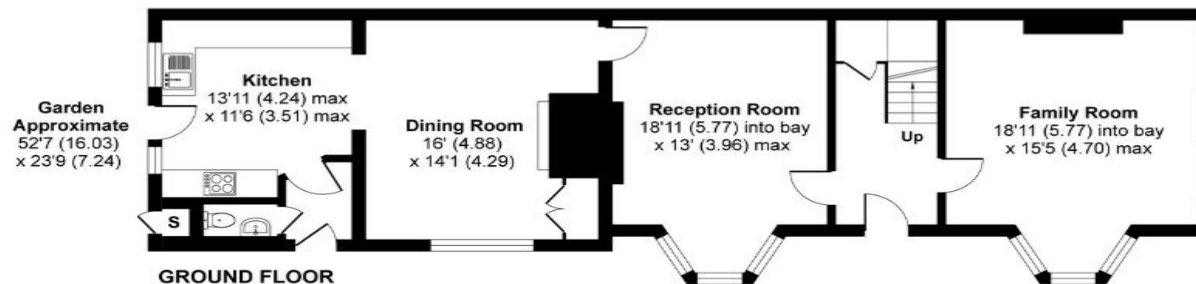
Denotes restricted
head height



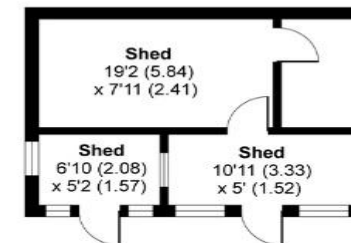
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Finns. REF: 661593

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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