



**Connells**

Brightlingsea Road  
Sandwich





## Property Description

This property offers a kitchen/diner with doors to the garden, lounge, store room and cloakroom, along with three bedroom and bathroom. Outside there is an attractive rear garden with space for outside dining and a large shed. The property also benefits from double glazing, cavity wall insulation and gas central heating.

Located in the Medieval Cinque Port of Sandwich that benefits from a good range of local shops, restaurants and a choice of primary and secondary schools. It is also famed for the the Royal St George Golf Course. Sandwich train station provides regular services to London including the hours high speed service to St Pancras. The town is approximately 12 miles to the Port of Dover and 1 miles from the Cathedral City of Canterbury.

## Entrance Hall

Carpeted staircase to first floor landing, doors to cloakroom, store room and kitchen/diner.

## Downstairs Cloakroom

Opaque double glazed window to front, low level WC, wash hand basin, wall mounted Worcester boiler and vinyl flooring.

## Store Room

5' 8" x 5' 2" ( 1.73m x 1.57m )  
Useful storage area with shelving.

## Kitchen

20' 11" x 9' 9" ( 6.38m x 2.97m )  
Double glazed window to front, part tiled walls, fitted units, free standing fridge freezer to remain, space and plumbing for washing machine. Good size dining area with double glazed french doors to garden, radiator, laminate flooring and door to lounge.

## Lounge

13' 4" x 10' 5" ( 4.06m x 3.17m )  
Double glazed window to rear, radiator, coal effect gas fire, aerial point and fitted carpet.

## Bedroom One

12' 7" x 11' ( 3.84m x 3.35m )  
Two double glazed windows to rear, airing cupboard housing hot water tank, radiator and fitted carpet.

## Bedroom Two

11' 3" x 10' 9" ( 3.43m x 3.28m )  
Double glazed window to rear, radiator and fitted carpet.

## Bedroom Three

9' 2" x 7' 9" ( 2.79m x 2.36m )  
Double glazed window to front, radiator and fitted carpet.

## Bathroom

Opaque double glazed window to front, suite comprising of a paneled bath power shower,

vanity wash hand basin, low level WC, part tiled walls and vinyl flooring.

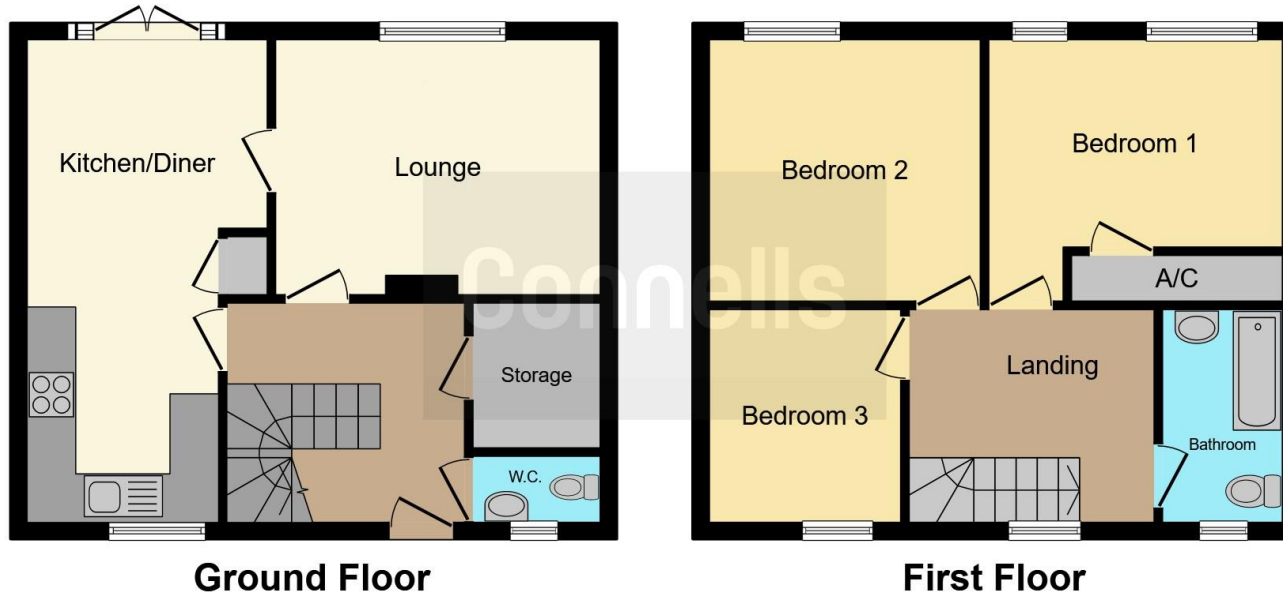












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**EPC Rating: C**

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Tenure: Freehold



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