



Brooklands, Sandown Road,
Sandwich, CT13 9PA
Guide Price: £310,000

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Brooklands

Sandown Road, Sandwich

A rarely available family home close to Sandwich Bay and the historic town centre with wonderful views towards the golf course. Garden, garage and off-road parking. No Onward Chain

Situation

The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a 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 approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

The Property

A modern semi-detached home in need of updating with accommodation arranged over two floors. Entrance porch, spacious entrance hall, 'L' shaped sitting / dining room with log burning stove and lovely views towards the golf course, fitted kitchen with side uPVC door giving access to the rear garden. There are three double bedrooms and a bathroom on the first floor.

Outside

A front concrete drive allows off-road parking for one car & leads to a single garage (16'2 x 8'0) with metal up & over door. There is a front border with a variety of established shrubs and flowers. The rear garden is paved and looks across fields towards the Royal St Georges golf course.

Services

Water, electricity and drainage connected. Mains gas runs along the road but not connected. Electric storage heaters.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Current Council Tax Band: D

EPC Rating: F

Tenure: Freehold

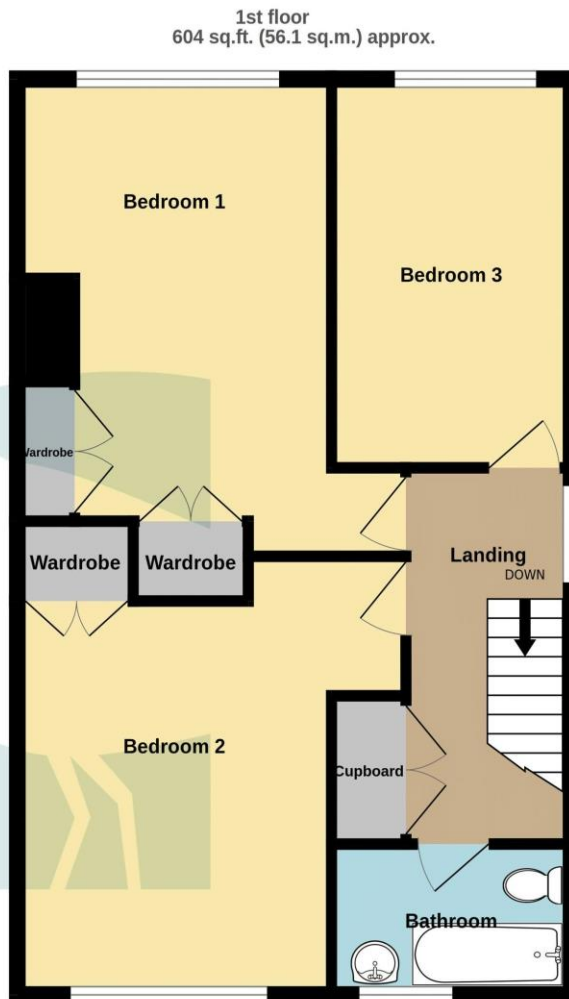
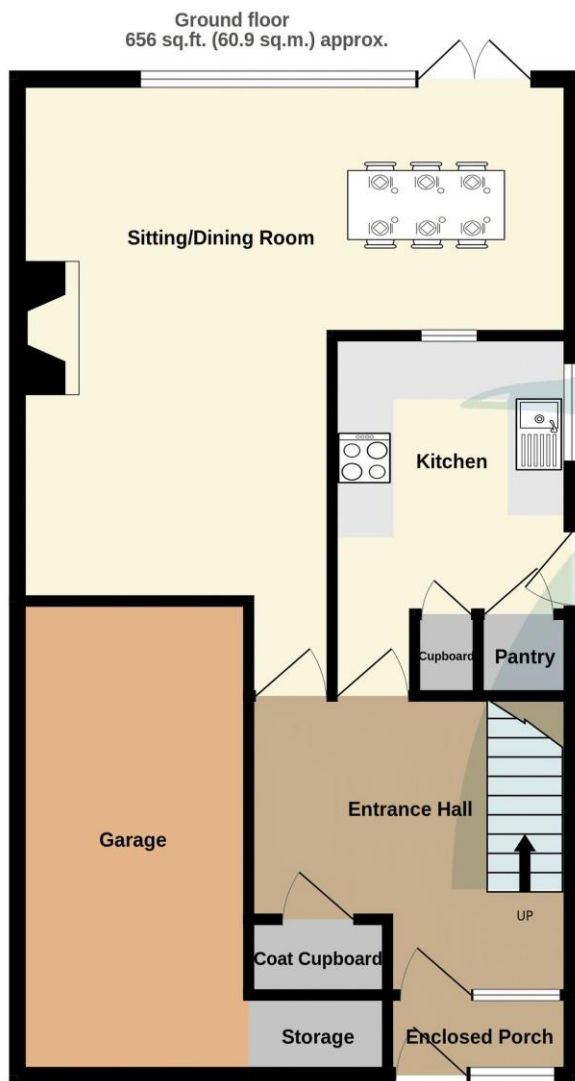
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



To view this property call Colebrook Sturrock on **01304 612197**



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Enclosed Porch

Entrance Hallway

11' 3" x 10' 1" (3.43m x 3.07m)

Kitchen

9' 2" x 8' 0" (2.79m x 2.44m)

Sitting/Dining Room

19' 7" x 17' 9" max narrowing to 8' 9" (5.96m x 5.41m)

First Floor Landing

12' 1" x 5' 10" (3.68m x 1.78m)

Bedroom One

16' 3" x 10' 1" (4.95m x 3.07m)

Bedroom Two

14' 6" x 10' 11" (4.42m x 3.32m)

Bedroom Three

13' 4" x 8' 5" (4.06m x 2.56m)

Bathroom

8' 5" x 4' 11" (2.56m x 1.50m)

Integral Garage

16' 2" x 8' 0" (4.92m x 2.44m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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