



81 Strand Street  
Sandwich, CT13 9HP  
£295,000

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# 81 Strand Street

## Sandwich

A charming Grade II Listed Victorian terraced cottage, close to the town centre, with secluded rear garden and a wealth of character features.

### Situation

Located within the Sandwich conservation area, the town centre shops are 5 minutes walk away and this picturesque town benefits from a good selection of useful amenities with plenty of shops pubs and restaurants with well regarded primary and secondary schools and fast Javelin trains to London from the nearby railway station. Canterbury is 13 Miles, Deal is 6 miles. Royal Cinque Ports and Royal St. George's championship golf links along the nearby Sandwich coastline are of international renown.

### The Property

Set within a terrace of like styled cottages this Grade II Listed Victorian home oozes charm and character and benefits from a courtyard garden as well as a separate secluded garden. The front door opens into a welcoming sitting room, with exposed brick wall and focal point fireplace. Beyond lies the delightful dining room, with wood burning stove and tiled flooring which extends into the rear kitchen, fitted with a modest range of units under a granite worktop. To the first floor are two double bedrooms and a light modern bathroom with three piece matching white suite. This charming cottage is chain free and gas centrally heated.

### Outside

Permit parking is available in both on street bays and in the nearby Gazen Salts car park. A pretty courtyard area lies to the rear elevation and is accessed via a stable door in the kitchen whilst a pathway, shared with one direct neighbour, leads to a secluded lawned garden, a delightful south facing space with walled boundaries, timber garden shed and wildlife pond.

### Services

All mains services are understood to be connected to the property.

### Local Authority

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

### Tenure

Freehold

Current Council Tax Band: B

EPC Rating: D

### 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.

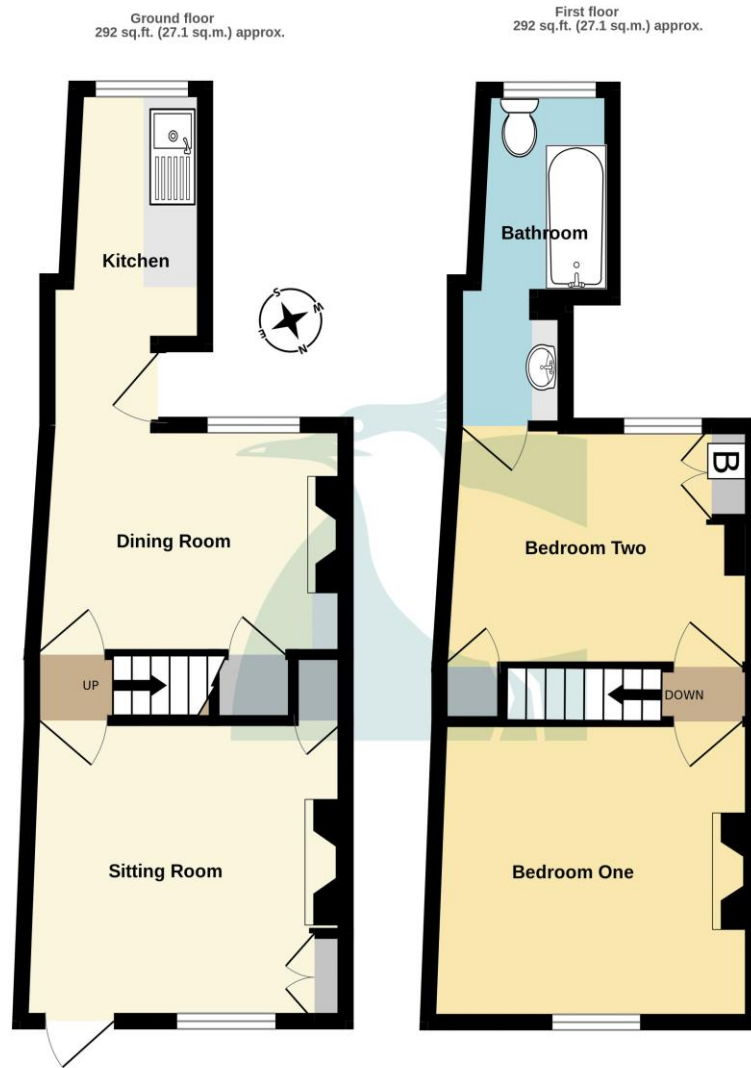






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TOTAL FLOOR AREA : 583 sq.ft. [54.2 sq.m.] approx.

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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**Sitting Room**  
11' 10 max x 10' 9 (3.61m x 3.28m)

**Dining Room**  
11' 2" max x 8' 7" (3.40m x 2.61m)

**Kitchen**  
Irregular shape 11' 4" max x 4' 8" at widest (3.45m x 1.42m)

**First Floor**

**Bedroom One**  
11' 7 max x 10' 9 (3.53m x 3.28m)

**Bedroom Two**  
11' 3" max x 8' 5" (3.43m x 2.56m)

**Bathroom**  
Irregular shape 11' 4" max x 4' 8" at widest (3.45m x 1.42m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

19 Market Street, Sandwich, Kent CT13 9DA  
t: 01304 612197  
sandwich@colebrooksturrock.com



colebrooksturrock.com



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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