



24 Sandown Lees  
Sandwich, CT13 9NZ  
£325,000

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# 24 Sandown Lees

## Sandwich

An immaculate modern terrace home, set within a quiet cul-de-sac location, benefitting from a south-west facing garden and no onward chain.

### Situation

Sandown Lees is a quiet cul-de-sac approximately a mile to the east of Sandwich, off Sandown Road, which leads to the Sandwich Bay Estate and Royal St George's Golf Club. On the estate, which includes a long seafront, there is access to two additional golf links (Prince's and Royal Cinque Ports) together with a sailing club and a world renowned nature reserve and Bird Observatory. Sandwich offers a comprehensive choice of primary and secondary schooling, including Sir Roger Manwood's Grammar School, a weekly market and wide range of convenience stores, cafes, pubs and restaurants. Sandwich station provides regular train services to London and benefits from the hourly high speed service to St Pancras. The town is approximately 12 miles from the Port of Dover and 13 miles from the Cathedral City of Canterbury.

### The Property

This immaculate and much loved family home is coming to the market for the first time offering spacious light filled accommodation, which has been modernised in recent years incorporating a stylish kitchen and shower room plus oak internal doors throughout. Occupying the ground floor is a generous sitting/dining room running from front to back, complete with feature fireplace and French doors overlooking and opening onto the rear garden. Adjacent lies the bright kitchen, with integral garage beyond, fitted with a range of sleek gloss units integrated with cooking appliances, dishwasher and washing machine. To the first floor are two double bedrooms and a good size single, all serviced by a bright contemporary shower room, with two piece matching white suite and oversized walk in shower enclosure. This beautifully maintained, chain free, home is fully double glazed and benefitting from a new gas central heating installation and full rewire in 2018.

### Outside

No: 24 is set back from the road by an established bed stocked with mature plants, which also incorporates a bin storage area. Adjacent to this is a paved driveway providing off road parking and vehicular access to the single integral garage. To rear lies a delightful lawned garden, enjoying a south-westerly aspect. The lawn is surrounded by planted beds and a small paved seating area sits along the rear elevation. A timber gate within the rear boundary provides pedestrian rear access.

### 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: C

### EPC Rating: C

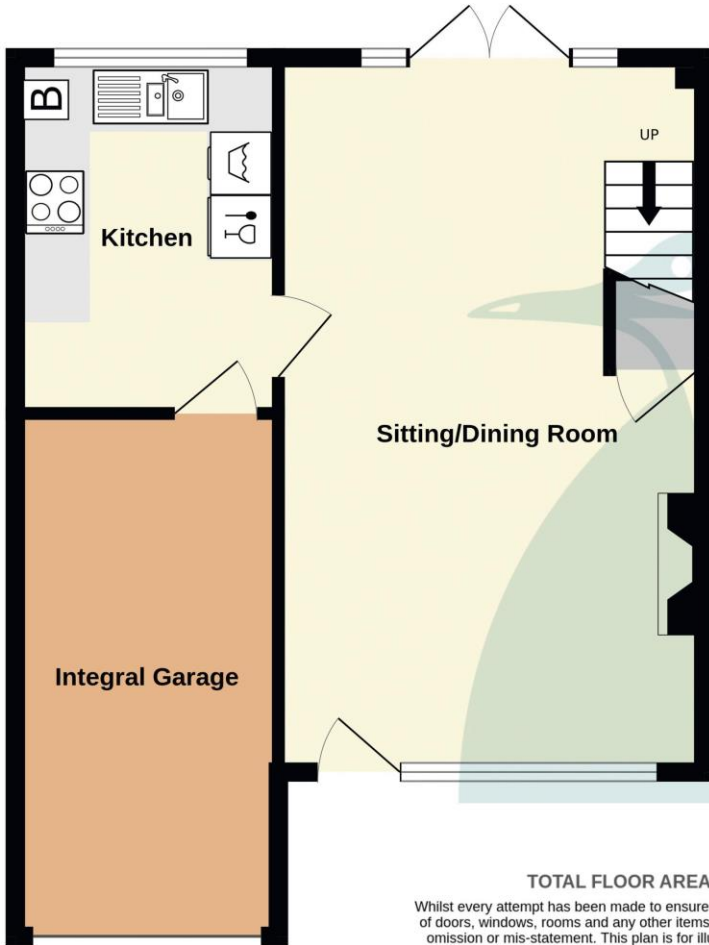
### Agents Note

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.

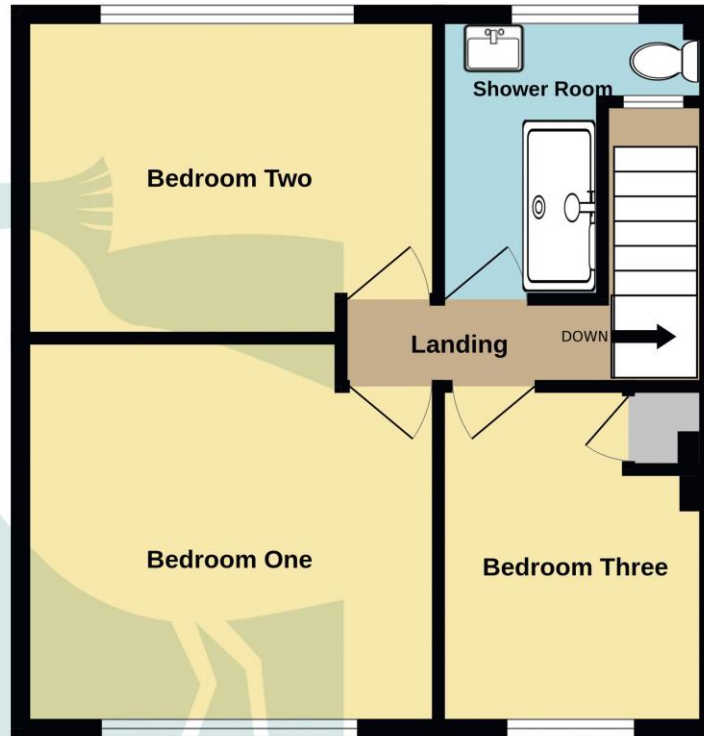


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor  
492 sq.ft. (45.7 sq.m.) approx.



First floor  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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Sitting/Dining Room  
21' 10" x 12' 11" (6.65m x 3.93m)

Kitchen  
10' 11" x 7' 10" (3.32m x 2.39m)

Integral Garage  
8' 0" x 16' 0" (2.44m x 4.87m)

First Floor

Bedroom One  
12' 11" x 11' 7" (3.93m x 3.53m)

Bedroom Two  
12' 8" x 9' 11" (3.86m x 3.02m)

Bedroom Three  
9' 6" x 8' 0" (2.89m x 2.44m)

Shower Room  
8' 9" x 5' 0" (2.66m x 1.52m) extending to 8' 3" (2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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