



23 Sandown Road,  
Sandwich, CT13 9PA  
£319,000

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# 23 Sandown Road

Sandwich

A deceptively spacious modern mid-terraced house with enclosed front and rear gardens and ample parking.

## Situation

This part of Sandown Road is just 300 yards away from the main entrance to Royal St Georges Golf Club on the approach road to the Sandwich Bay private estate with Royal Cinque Ports lying to the South and Princes Golf Club to the North. The beach is just over a mile away and Sandwich town centre is approx the same distance in the opposite direction. There is very little through traffic so the road is very quiet. Sandwich has many delightful public houses, cafes and restaurants along its quayside and down its narrow winding streets. There is an array of high achieving primary and secondary schools in the local area all with above average Ofsted reports. Sandwich has most essential local shops and excellent transport links to London by road and rail. A wider range of shops can be found at Westwood Cross fifteen minutes' drive to the north or Canterbury to the west.

## The Property

Set back from the road and enjoying enclosed gardens to both the front and rear is No: 23 Sandown Road, a deceptively spacious mid-terraced modern family home offering light and airy well proportioned accommodation. An entrance porch, together with useful ground floor cloakroom leads through to a generous dual aspect sitting room, complete with storage cupboard and feature fireplace. The kitchen/diner lies adjacent and is fitted with a range of matching wall and base units together with a breakfast bar creating a divide with the dining area. This space is also dual aspect with double glazed sliding patio doors leading to the rear paved garden. To the first floor are three good sized bedrooms serviced by an L-shaped fully tiled bathroom, fitted with three piece matching white

suite. This modern family home is fully double glazed and gas centrally heated.

## Outside

A pebbled parking area with central path lies to the front offering ample parking. A timber gate leads through to an enclosed lawned garden. To rear is an enclosed paved garden enjoys a south-westerly aspect plus a timber garden shed (10' x 8') and rear pedestrian access into Sandown Lees.

## Services

All main 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  
544 sq.ft. (50.5 sq.m.) approx.

First floor  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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**Porch**

7' 6" x 4' 1" (2.28m x 1.24m)

**Cloakroom**

4' 1" x 2' 10" (1.24m x 0.86m)

**Sitting Room**

22' 0" x 13' 4" (6.70m x 4.06m) reducing to 11' 5" (3.48m)

**Kitchen/Diner**

26' 4" x 9' 8" max (8.02m x 2.94m) narrowing to 7' 9" (2.36m)

**First Floor**

**Bedroom One**

13' 2" x 10' 5" (4.01m x 3.17m)

**Bedroom Two**

12' 7" x 11' 3" (3.83m x 3.43m)

**Bedroom Three**

9' 9" x 8' 8" (2.97m x 2.64m)

**Bathroom**

8' 8" x 4' 9" (2.64m x 1.45m) plus recess.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 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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