



Bay Hall, 84 Strand Street
Sandwich, CT13 9HX
Offers in Excess of £625,000

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Bay Hall

84 Strand Street, Sandwich

An exceptional opportunity to secure a home with great potential, within easy reach of all the town amenities.



Situation

Bay Hall lies on the west side of the town with easy pedestrian access along The Butts to the Coop Pioneer Supermarket, cricket ground and station. The town centre lies just a 500m walk away with an eclectic mix of boutique shops including two supermarkets, post office, bank, doctors surgery and dispensing chemist. There are plenty of restaurants, pubs and cafes and good primary and secondary school choices. The high-speed train service runs to St Pancras from the local station. The championship golf courses along the nearby coastline are of world renown. and weekly market. The town hosts numerous themed food festivals, music events and fairs (including Le Weekend) throughout the year that draws visitors in from home and abroad.

Ancient Monument, whilst on the north-western boundary stands a "pill box" dating from the last war. The access driveway from Strand Street leads to a parking and turning area and the bungalow is largely screened from the road by mature conifers, while the larger garden area features a number of fruit trees.

Overage Clause

A modest Overage clause shall apply for a period of 20 years in the event that planning consent is won for additional homes to be built on the site: this shall be at the rate of 25% of the net enhanced value.

Services

All mains services are believed to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: E

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.

The Property

Standing beside the western entrance to the town, Bay Hall is believed to date from the early 1960s as a detached single storey home set within spacious gardens. Un-modernised, the property presents an exceptional opportunity to secure a substantial home within easy reach of all the town amenities and, subject to consent, the possibility of adaptation of the large loft to create a chalet style family home and/or extension. The gardens are bordered to the front by a roadside flint wall with side and rear boundaries formed by the Guestling Stream with open views towards the Gazen Salts nature reserve. There is ample parking and a timber double garage/workshed.

Outside

The gardens extend to 0.59 acres and include part of the original town wall which is a Scheduled



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



Total Approximate Area = 1480 sq ft / 137.5 sq m
 Garage = 371 sq ft / 34.5 sq m
 Total Garage = 1851 sq ft / 171.9 sq m
 For identification only - Not to scale

Sitting Room

19' 0" x 15' 10" (5.79m x 4.82m)

Dining Room

20' 2" x 12' 4" (6.14m x 3.76m)

Kitchen

20' 4" x 9' 0" (6.19m x 2.74m)

Conservatory

9' 10" x 6' 10" (2.99m x 2.08m)

Utility

14' 6" x 4' 10" (4.42m x 1.47m)

Bedroom One

14' 2" x 12' 8" (4.31m x 3.86m)

Bedroom Two

14' 2" x 12' 8" (4.31m x 3.86m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1177468



colebrooksturrock.com



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