



Waterside, Sandown Road  
Sandwich, CT13 9PA  
£365,000

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# Waterside

Sandown Road, Sandwich

A well-proportioned semi-detached family home offering modern, chain free accommodation and a delightful outlook to the rear.

## Situation

Sandown Road lies to the East of Sandwich town, leading to the idyllic Sandwich Bay, with Waterside positioned halfway along nestled amongst like styled modern family homes. 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

This well maintained semi detached family home enjoys bright, spacious accommodation commanding delightful views to the rear over neighbouring countryside towards Sandwich Bay. A glazed entrance porch leads into a generous entrance hallway, with useful cloakroom, and open archway through to a comprehensively fitted kitchen, complete with laundry cupboard, integrated appliances and door to side exterior. Adjacent lies a good size L-shaped sitting/dining room where a large picture window and bi-folding doors flood the space with natural light and open onto the garden. The sitting area features a focal point fireplace whilst the dining area has a serving hatch to the kitchen. To the first floor are three double bedrooms, two of which have built in storage, and a

bright modern bathroom fitted with a three piece white suite and separate corner shower cubicle. This chain free home is fully double glazed and gas centrally heated.

## Outside

Waterside is set back from the road by a spacious block paved driveway providing off road parking and vehicular access to the single garage. A side pathway and gate leads to the lawned rear garden complete with flower borders and an open plan rear boundary enabling delightful views of the neighbouring countryside.

## 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: D

## EPC Rating: C

## Agents Note

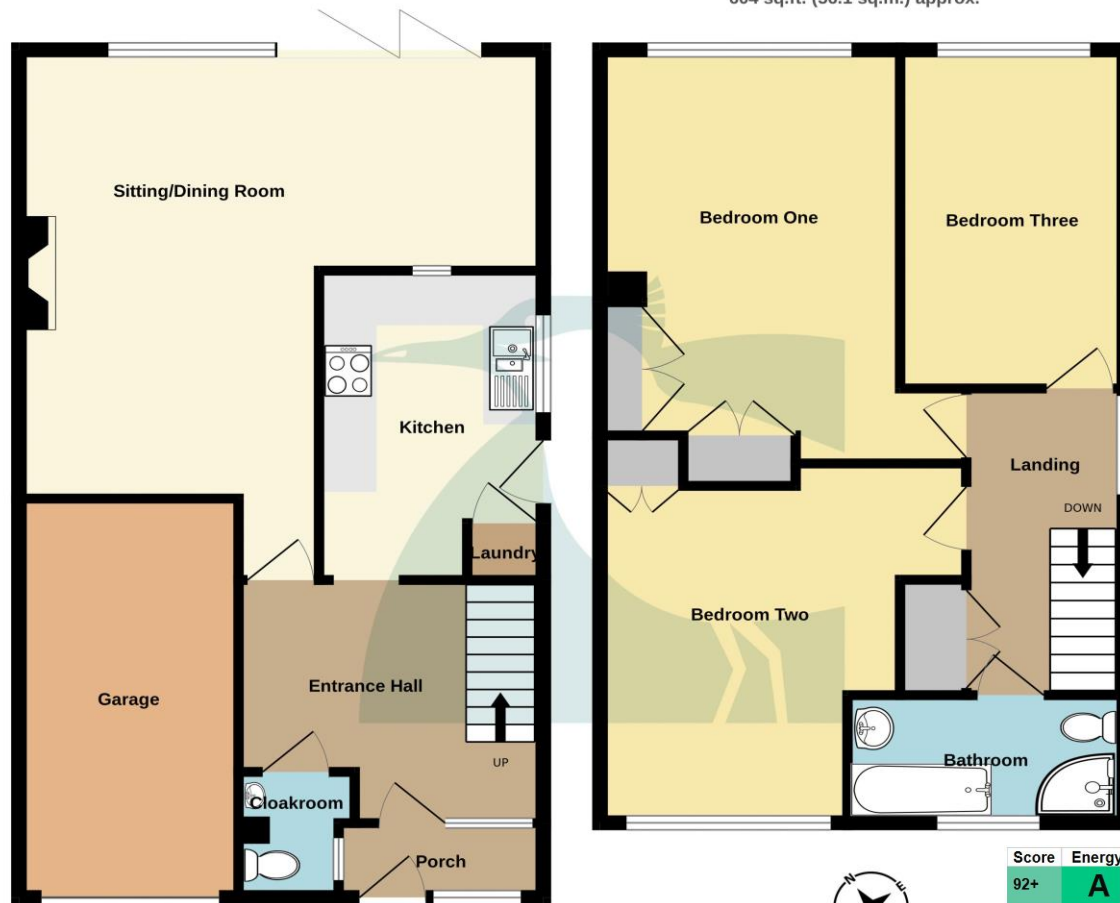
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor  
658 sq.ft. (61.1 sq.m.) approx.

First floor  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Entrance Porch

6' 11" x 2' 11" (2.11m x 0.89m)

### Entrance Hall

11' 5" x 9' 8" (3.48m x 2.94m)

### Cloakroom

4' 7" x 3' 8" (1.40m x 1.12m)

### Sitting/Dining Room

L-shaped 19' 9" x 17' 10" (6.02m x 5.43m)

### Kitchen

11' 9" x 7' 9" (3.58m x 2.36m)

### First Floor

### Landing

12' 2" x 5' 11" (3.71m x 1.80m)

### Bedroom One

16' 9" max, narrowing to 8' 10" (2.69m) x 11' 0" (5.10m x 3.35m)

### Bedroom Two

13' 2" x 11' 0" (4.01m x 3.35m) plus recess.

### Bedroom Three

13' 5" x 8' 4" (4.09m x 2.54m)

### Bathroom

10' 2" x 4' 10" (3.10m x 1.47m)

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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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