



43 St Georges Road
Sandwich, CT13 9LE
£599,000

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43 St. George's Road Sandwich

A beautifully maintained 1930s extended detached family home, offering a blend of classic charm and modern comfort, set within a generous and well-cared-for plot.

Situation

The property occupies an enviable position in one of the best and most popular residential areas of the medieval town of Sandwich, which is one of the best-preserved historic towns in the country, boasting a rich heritage that dates back to the medieval period. The town's medieval charm is reflected in its narrow, winding streets, timber-framed houses, and ancient churches, making it a popular and picturesque location to live and visit. Prince's Golf Club and Royal Cinque Ports Golf Club are also nearby, both offering world-class golfing experiences. Prince's Golf Club, adjacent to Royal St. George's, has hosted The Open and provides a slightly different but equally challenging links course experience. The schools, bank, doctors and railway station are all easily walkable from here and the town centre boasts a good variety of boutique shops, restaurants, cafes and pubs plus excellent leisure facilities. From Sandwich town, Deal is 5 miles, Westwood Cross (for shopping) 6 miles and Canterbury 13 miles. The town is also well positioned for roadlinks with the A258/A2 and A299 Thanet Way within easy reach.

The Property

The property is filled with natural light, enhancing its warm and welcoming atmosphere with well-configured accommodation arranged over two floors with a spacious entrance hall that immediately sets the tone with its open, airy feel. There is ample room for a study or snug area, perfect for use as a home office, reading nook, or quiet sitting space. The open-plan kitchen / dining room is well fitted with ample work surfaces, and plenty of storage and the dining area offers a seamless flow for family meals and entertaining. A convenient and stylish shower room is located on the ground floor, offering additional amenities for both family and guests, whilst the separate utility room provides a practical space for laundry and storage. One of the standout features of this home is the impressive sitting room. This generously proportioned space boasts a large

feature fireplace, perfect for cozing up in the colder months. The room's vaulted ceiling with exposed timber beams adds a sense of grandeur and character, while two sets of double doors lead directly into the garden, creating a lovely indoor-outdoor flow. The first floor has two very comfortable double bedrooms, both benefitting from fitted storage cupboards, and a single bedroom. The family bathroom is spacious and well fitted incorporating a corner bath with shower attachment. The property further benefits from a useful boarded loft room with two Velux windows, which could lend itself to further accommodation if required, subject to usual planning consents.

Outside

A well-tended garden that is primarily laid to lawn, with carefully maintained shrub, tree, and flower borders with a paved seating area immediately behind the property. The front of the property is brick-paved, offering convenient off-road parking.

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: 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.



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



Total Approximate Area = 1390 sq ft / 129.1 sq m

For identification only - Not to scale



Sitting Room

27' 1" x 13' 7" (8.25m x 4.14m)

Kitchen/Dining Room

25' 8" x 11' 6" (7.82m x 3.50m)

Utility Room

8' 10" x 6' 0" (2.69m x 1.83m)

Shower Room

9' 0" x 6' 10" (2.74m x 2.08m)

First Floor

Bedroom One

12' 5" x 11' 5" (3.78m x 3.48m)

Bedroom Two

11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom Three

7' 1" x 6' 10" (2.16m x 2.08m)

Bathroom

8' 10" x 6' 10" (2.69m x 2.08m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1183269

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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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