



33 Paradise Row  
Sandwich, CT13 9HU  
£279,000

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# 33 Paradise Row

## Sandwich

A charming Grade II listed mid-terrace cottage in a sought after location close to the town centre.

### Situation

The cottage is located in a popular road and within walking distance 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 along with Royal St. George's. 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

This charming early 19th-century mid-terrace cottage, classified as Grade II listed, showcases some wonderful period features that highlight its historic character, to include sash windows, fireplaces and timber flooring, exuding warmth and authenticity. The cottage opens into a cosy sitting room, brimming with charm. The kitchen is fitted with cottage-style units, complemented by butcher block countertops and a rustic slate floor, blending modern functionality with vintage appeal. Upstairs, the first floor houses two bedrooms—one double and a cosy single. A modern bathroom suite, tastefully updated, ensures contemporary comfort within the historic space.

### Outside

Outside, the cottage benefits from a fenced, enclosed garden, approximately 31' x 12'6". The garden features paved areas with well-kept borders for planting, and a brick-built storage outbuilding adds additional practical space.

### Services

All mains services are understood to be connected to the property.

### Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **01304 821199**

### Tenure

Freehold

### Current Council Tax Band: C

### EPC Rating: D

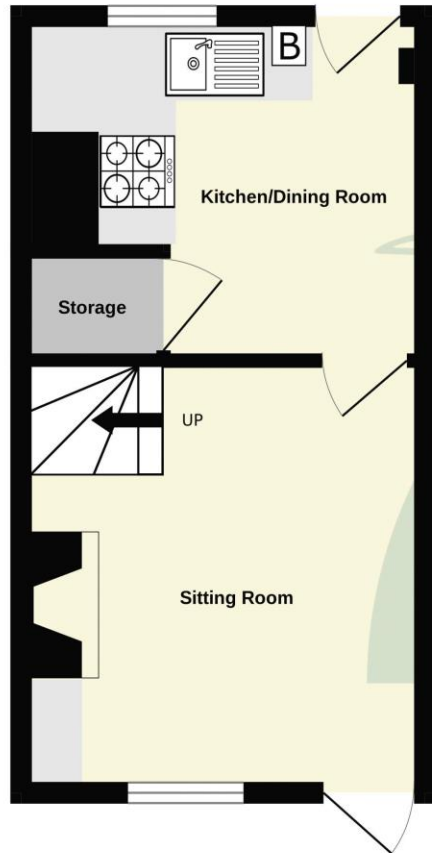
### Agents Note

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.

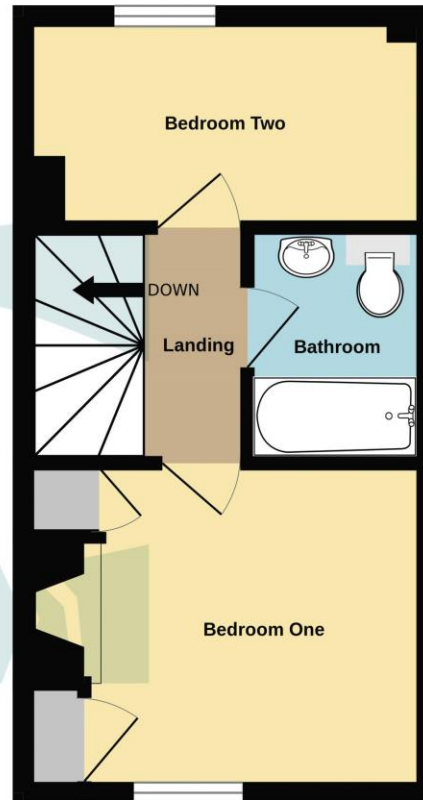


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Ground floor  
221 sq.ft. (20.5 sq.m.) approx.



First floor  
225 sq.ft. (20.9 sq.m.) approx.



### Sitting Room

11' 9" x 11' 1" (3.58m x 3.38m)

### Kitchen/Dining Room

11' 2" x 9' 4" (3.40m x 2.84m)

### First Floor

### Bedroom One

9' 10" x 8' 11" (2.99m x 2.72m)

### Bedroom Two

11' 2" x 5' 9" (3.40m x 1.75m)

### Bathroom/WC

6' 5" x 4' 11" (1.95m x 1.50m)

TOTAL FLOOR AREA : 446 sq.ft. (41.4 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             |         | 94 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 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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