



56 New Street
Sandwich, CT13 9BB
£399,500

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56 New Street

Sandwich

Deceptively spacious & characterful three/four bedroom cottage located in the heart of the old town centre with courtyard garden and downstairs WC.

Situation

Situated in the heart of the Conservation Area, this home is within easy walking distance of all local amenities. The historic Cinque Port town of Sandwich offers a comprehensive range of facilities, including a supermarket, independent shops, a bank, a post office, a chemist, doctor and dentist surgeries, as well as a variety of restaurants and public houses. The town also boasts a choice of well-regarded schools and leisure facilities. For golf enthusiasts, the prestigious Princes Golf Club and Royal St George's Golf Club are located nearby at Sandwich Bay. The mainline railway station, just a short walk away, provides connecting services to London St Pancras and Charing Cross. The A299 Thanet Way allows for quick access to the M2 motorway, while the Port of Dover (approximately 13 miles away) and the Channel Tunnel terminal at Cheriton (approximately 22 miles away) offer convenient options for channel crossings. The charming coastal town of Deal is just 6 miles away, while the historic city of Canterbury is approximately 14 miles distant.

The Property

A handsome and generously sized semi-detached period home, ideally situated in the heart of the town centre. This charming property features three first-floor bedrooms and a modern bathroom, complete with a shower stall, bidet, and bath. Additionally, there is a versatile ground-floor room currently used as a study, with a cloakroom/WC conveniently located beside it, offering potentially a fourth bedroom. The ground floor also boasts a well-appointed kitchen, open plan to the dining room, along with an inviting entrance hallway and a front sitting room featuring a beautiful fireplace. Characterful period details include high ceilings, a

stunning staircase, and natural wood-finished internal doors. There is double glazing to most of the rear windows and the home is warmed by gas central heating, with a modern combi boiler and radiators providing efficient comfort.

Outside

To the rear of the property is a charming paved and walled courtyard garden, providing a delightful outdoor space. It is visible from the kitchen, study, and dining room, with direct access via patio doors from the dining room. A rear pedestrian gate offers convenient access for wheelie bins and general use.

Services

All mains services are understood to be connected to this 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 = 1096 sq ft / 101.8 sq m

For identification only - Not to scale

Entrance Hallway

6' 11" x 4' 3" (2.11m x 1.29m)

Sitting Room

12' 8" x 12' 4" (3.86m x 3.76m)

Dining Room

17' 2" x 11' 1" (5.23m x 3.38m)

Kitchen

10' 10" x 7' 8" (3.30m x 2.34m)

Downstairs WC

4' 9" x 3' 6" (1.45m x 1.07m)

Study

8' 3" x 7' 8" (2.51m x 2.34m)

Bedroom One

13' 0" x 12' 2" max (3.96m x 3.71m)

Bedroom Two

12' 2" max x 10' 11" (3.71m x 3.32m)

Bedroom Three

9' 7" x 7' 3" (2.92m x 2.21m)

Bathroom

9' 8" x 7' 9" (2.94m x 2.36m)

GROUND FLOOR
Approx. 599 SQFT (INTERNAL)

FIRST FLOOR
Approx. 497 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nacheom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1265349

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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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