



27 Paradise Row
Sandwich, CT13 9HU
Offers in Excess of £465,000

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27 Paradise Row

Sandwich

A newly refurbished end-terrace cottage, situated in a sought-after location. Featuring a beautifully landscaped garden, immaculate accommodation and offered for sale with NO ONWARD CHAIN.

Situation

Situated within this medieval town's conservation area on a very quiet little lane. 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

Originally two cottages, this charming home has undergone an extensive and sympathetic renovation to create modern light filled accommodation in the heart of Sandwich. To the ground floor are three good size reception rooms, complete with fireplaces and built in storage. To the rear is a bright kitchen that opens onto the garden and is fitted with a range of sleek contemporary units together with an integrated dishwasher, fridge/freezer and cooking appliances. Off the kitchen is a useful laundry/cloakroom. To the first floor are three bedrooms, two doubles and a single, the principal of which is particularly generous and enjoys triple aspect. The bedrooms are serviced by a stylish shower room. This enviable home is gas centrally heating and is being sold with no onward chain.

Outside

A side gate provides convenient pedestrian access and leads to a beautifully landscaped and enclosed walled garden. The garden measures approximately 27 feet in depth by an average width of 31 feet. A charming limestone pathway frames a central lawn, while a wider patio to the side offers an ideal space for outdoor entertaining. In the corner, a brick-built storage shed provides additional utility. A second side gate grants permitted access for the neighbouring property.

Services

It is understood that all main services are connected to the property

Local Authority

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

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.

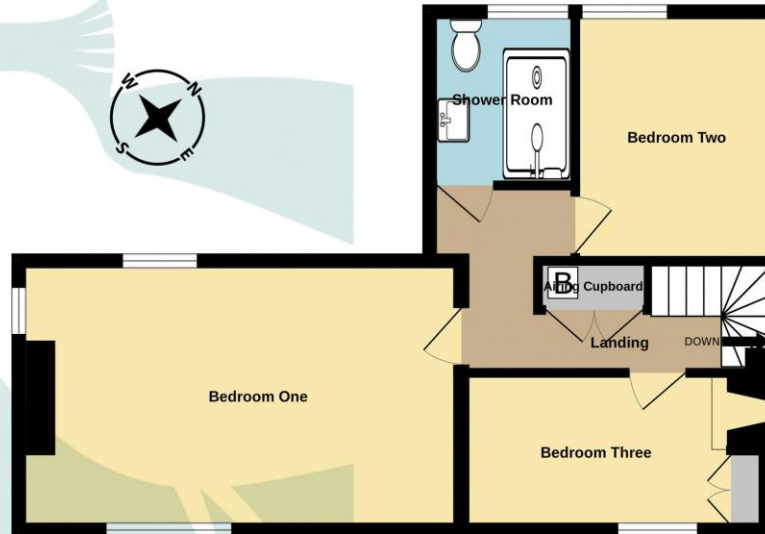


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
545 sq.ft. (50.6 sq.m.) approx.



First floor
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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Sitting Room

16' 10" x 10' 9" (5.13m x 3.27m)

Garden Room

12' 1" x 8' 9" (3.68m x 2.66m)

Dining Room

11' 10" x 10' 9" (3.60m x 3.27m)

Kitchen

13' 3" x 8' 9" (4.04m x 2.66m)

Cloakroom/Laundry

8' 9" x 4' 6" (2.66m x 1.37m)

First Floor

Bedroom One

17' 11" x 10' 9" (5.46m x 3.27m)

Bedroom Two

10' 0" x 8' 3" (3.05m x 2.51m)

Bedroom Three

12' 10" x 6' 4" (3.91m x 1.93m)

Shower Room

6' 11" x 5' 11" (2.11m x 1.80m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



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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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