



Sun Cottage, 62b New Street  
Sandwich, CT13 9BB  
£279,500

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# Sun Cottage

62b New Street, Sandwich

A charming character cottage, tucked away in the heart of Sandwich, boasting spacious accommodation and a garage.

## Situation

Situated within this medieval town's conservation area in a tucked away position set back from New Street. 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

Sun Cottage is a truly charming character cottage, tucked away within New Street, enjoying spacious, well presented accommodation and a wealth of beautiful features. Exposed beams are abundant throughout and there is parquet flooring to the ground floor as well as two fantastic hand blown glass bullions inset into the front and kitchen doors. The kitchen is fitted with a range of matching cabinetry, has French doors opening onto the courtyard and gives integral access to the garage. The sitting room is spacious with a focal point fireplace and has a welcoming feel. Stairs rise to the first floor which is occupied by an enviable dual aspect bedroom suite boasting a spectacular vaulted beamed ceiling and a delightful ensuite bathroom. There is also built in wardrobe storage and glazed doors opening onto the generous decked roof terrace. Open tread ladder style steps lead up to a small mezzanine level, with Velux

window, ideal for storage or as a useful study area. This hidden gem is gas centrally heating and is being sold with no onward chain.

## Outside

Sun Cottage is accessed via a wrought iron gate fronting onto New Street with a walkway leading to a private courtyard. There is also a decked roof terrace accessed from the bedroom. Vehicular access via a shared driveway further up New Street accessed the wide single garage. Please note the height of the garage door is lower than average.

## 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: A

## 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**



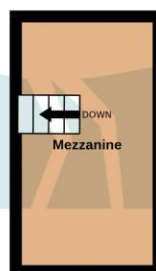
Ground floor  
459 sq.ft. (42.6 sq.m.) approx.



First floor  
272 sq.ft. (25.3 sq.m.) approx.



Mezzanine  
87 sq.ft. (8.1 sq.m.) approx.



**TOTAL FLOOR AREA : 819 sq.ft. (76.1 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

13' 11" x 13' 6" (4.24m x 4.11m)

## Kitchen

13' 0" x 6' 8" (3.96m x 2.03m)

## Garage

14' 1" x 13' 2" (4.29m x 4.01m)

## First Floor

## Bedroom

13' 7" x 12' 6" (4.14m x 3.81m)

## Bathroom

7' 7" x 6' 11" (2.31m x 2.11m)

## Balcony

15' 1" x 13' 11" (4.59m x 4.24m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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