



80 New Street
Sandwich, CT13 9BD
£310,000

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80 New Street

Sandwich

A deceptively spacious mid-terrace cottage, ideally situated just a short walk from the town centre, boasting a generous rear garden and no onward chain.

Situation

The popular and historic Cinque Port town of Sandwich offers a wide range of amenities, including a supermarket, independent shops, a bank, post office, pharmacy, doctors' and dentists' surgeries, as well as a variety of pubs, restaurants, and well-regarded schools. Leisure facilities are also available, and golf enthusiasts will appreciate the proximity of both Princes Golf Club and the prestigious Royal St George's Golf Club at Sandwich Bay. Sandwich benefits from direct train services to London St Pancras and Charing Cross, while the nearby A299 Thanet Way provides swift access to the M2 motorway. For international travel, the Port of Dover is approximately 13 miles away, with the Channel Tunnel terminal at Cheriton around 22 miles distant.

The Property

This beautifully presented cottage offers surprisingly spacious accommodation arranged over three floors, combining charming period features with the comfort of modern living. The ground floor comprises a welcoming sitting room and a generous fitted kitchen/breakfast room, complete with two sets of double doors that open directly onto the garden - perfect for indoor-outdoor living. On the first floor, you'll find a principal bedroom with an en-suite shower room, a second bedroom, and a family bathroom complete with roll-top bath and overhead shower. Stairs lead to the second floor, which offers a further well-proportioned bedroom, ideal as a guest room, home office, or additional living space.

Outside

The rear garden has been thoughtfully landscaped for low-maintenance living, featuring paved seating areas and a central pathway that winds through a predominantly shingled space. It is attractively enclosed by mature trees, shrubs, and well-established flower borders, creating a private and inviting outdoor setting.

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: C

EPC Rating: D

Agents Note

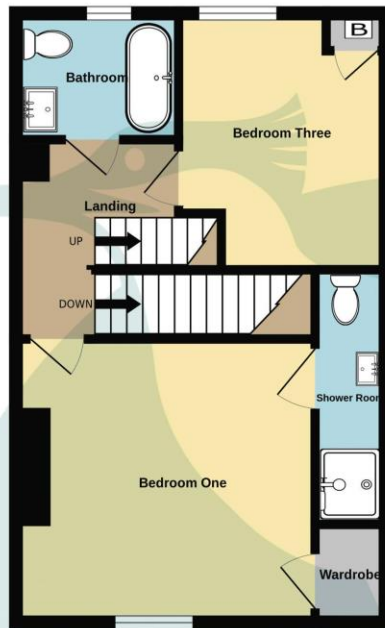
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



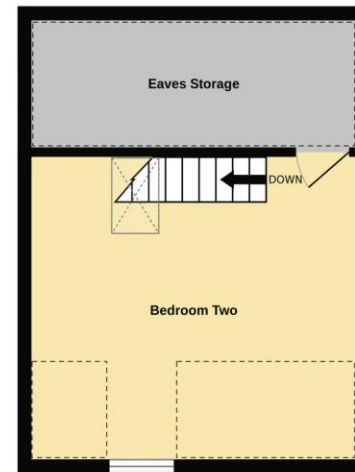
To view this property call Colebrook Sturrock on **01304 612197**



Ground floor
386 sq.ft. (35.8 sq.m.) approx.



1st floor
392 sq.ft. (36.4 sq.m.) approx.



2nd floor
272 sq.ft. (25.3 sq.m.) approx.

TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Hallway

11' 10" x 3' 6" (3.60m x 1.07m)

Kitchen/Dining Room

15' 9" x 13' 7" (4.80m x 4.14m)

Sitting Room

11' 10" x 11' 8" (3.60m x 3.55m)

First Floor

Bedroom One

12' 4" x 12' 2" (3.76m x 3.71m)

Ensuite Shower Room

10' 7" x 3' 0" (3.22m x 0.91m)

Bedroom Three

10' 9" x 8' 2" (3.27m x 2.49m)

Bathroom

6' 11" x 5' 3" (2.11m x 1.60m)

Second Floor

Bedroom Two

14' 5" x 13' 1" (4.39m x 3.98m)

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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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