



2, Knightrider Street
Sandwich, CT13 9EW
Offers in Excess of £395,000

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2 Knightrider Street Sandwich

A Grade II listed end-terrace cottage, occupying a prominent corner position and enjoying charming views towards the river.

Situation

No. 2 Knightrider Street is just a short walk from the town centre, considered to be one of the finest preserved medieval towns in the country with the Conservation Area still being protected by the original town walls and the river. Positioned between The Quay and Upper Strand Street and located in one of the most favoured parts of the ancient town and overlooking the quayside area, with its lovely bars and restaurants and riverside walks. The river Stour runs along one edge of the town and provides a beautiful backdrop to some of the public spaces with river trips etc. Sandwich has a good selection of basic and boutique shops including two supermarkets, post office, bank, and dispensing chemist. There are plenty of restaurants, pubs and cafes and good primary and secondary school choices. Sandwich Lawn Tennis Club lies nearby, while Royal St Georges and Prince's Golf Clubs 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.

with a useful built-in under-stairs cupboard and a cloakroom.

On the first floor, there are three double bedrooms, a bathroom, and a separate shower room. The second floor provides two additional bedrooms, offering flexibility for guests, home working, or hobbies.

Outside

Outside, the property enjoys a delightful, mainly walled garden offering both privacy and character. A patio area provides the perfect spot for outdoor dining or morning coffee, bordered by colourful flower beds and a variety of established trees and shrubs. Additional features include a timber-built garden store, outside lighting, a water tap, and convenient pedestrian side access.

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

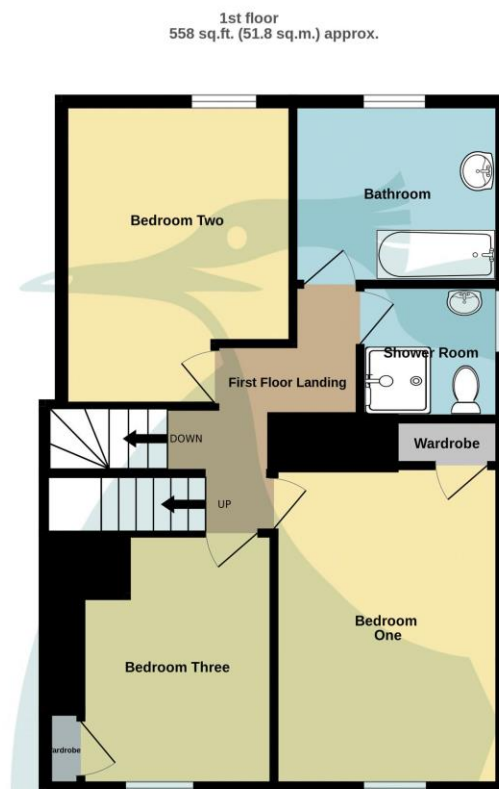
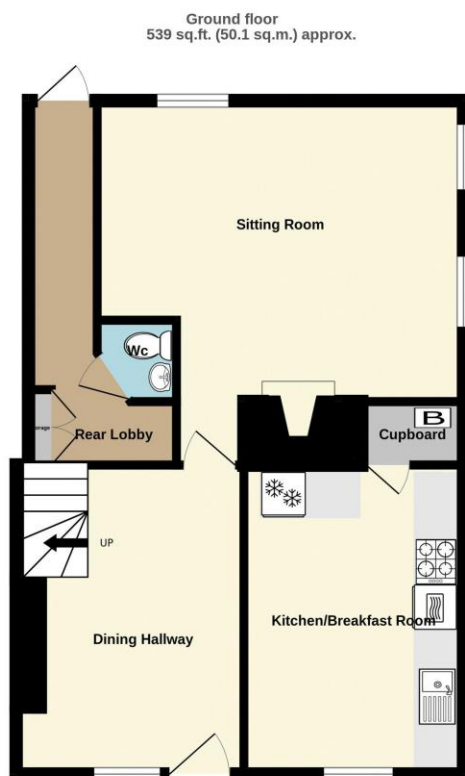
Agents Note

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**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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Dining Hallway

13' 6" x 9' 9" (4.11m x 2.97m)

Kitchen Breakfast Room

13' 4" x 9' 8" (4.06m x 2.94m)

Sitting Room

16' 1" x 13' 0" (4.90m x 3.96m)

Downstairs Cloaks/WC

4' 0" x 3' 6" (1.22m x 1.07m)

Bedroom One

13' 11" x 10' 0" (4.24m x 3.05m)

Bedroom Two

13' 2" x 10' 2" (4.01m x 3.10m)

Bedroom Three

11' 0" x 8' 11" (3.35m x 2.72m)

Bathroom

9' 2" x 7' 11" (2.79m x 2.41m)

Shower Room

6' 3" x 5' 10" (1.90m x 1.78m)

Bedroom Four

13' 8" x 10' 1" (4.16m x 3.07m)

Bedroom Five

9' 0" x 8' 2" (2.74m x 2.49m)

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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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