



1 Doris Villas, Seven Post Alley  
Sandwich, CT13 9ED  
£285,000

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# 1 Doris Villas

Seven Post Alley, Sandwich

An attractive chain free Victorian semi-detached house nestled in the heart of Sandwich boasting character features and requiring full renovation.

## Situation

The property lies at the heart of the beautiful and historically significant Cinque Port town of Sandwich, allowing for close proximity to well regarded schools, specialist shops, and all the wonders of a market town. Sandwich offers a medieval charm with a well preserved and rich heritage. A comprehensive range of amenities including supermarket, building society, post office, chemist, doctor and dentist surgeries, restaurants, public houses and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. Sandwich railway station is within walking distance with 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

This attractive Victorian semi-detached house is being sold with no onward chain and requires full renovation offering great scope to create a charming home in the heart of Sandwich thanks to the original character features remaining in situ. To the ground floor are two back to back reception rooms both having focal point fireplaces, with the light filled sitting room also enjoying a large bay window. To the rear, beyond the dining room, is the kitchen currently fitted with a single sink and drainer together with minimal cabinetry. The kitchen also houses the gas boiler and has exterior access to the rear courtyard. To the first floor are two bedrooms, the principal of which is of a generous size and has a feature fireplace. The bedrooms are serviced by a spacious bathroom (no bath installed) and off the landing is a sizeable storage/airing cupboard. The property is gas centrally heated and has a mix of single and

secondary glazing and we believe this property has the available space in the roof for conversion, subject to the necessary permissions and consent.

## Outside

The front of the property is accessed via a secure timber gate which leads into an enclosed triangular front garden. To the rear is a further enclosed courtyard garden which is paved and has an outside WC and timber garden shed. The back gate to the courtyard leads to a rear passageway and a further gate for access to Seven Post Alley. The rear passageway and timber gate to Seven Post Alley are owned by No:1, and the immediate neighbours at No:2 have a prescriptive right of access to enter and exit Seven Post Alley via the gate.

## 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**





## Sitting Room

14' 5" into bay x 9' 9" (4.39m x 2.97m)

## Dining Room

13' 2" max x 11' 11" (4.01m x 3.63m)

## Kitchen

13' 0" x 7' 5" (3.96m x 2.26m)

## Outside WC

5' 2" x 2' 9" (1.57m x 0.84m)

## First Floor

## Bedroom One

13' 3" x 11' 11" (4.04m x 3.63m)

## Bathroom (No Bath Installed)

8' 0" x 7' 10" (2.44m x 2.39m)

## Bedroom Two

12' 11" x 7' 6" (3.93m x 2.28m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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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