



REGAL
— ESTATES —



20, Church Street St. Marys, Sandwich, CT13 9HL
£350,000

A stunning little gem situated in a picturesque road within the Medieval Market town of Sandwich.

This period Grade II listed cottage has been refurbished throughout and boasts a 'New Home' feel but with all of the character of its origin.

Internally the cottage offers a living room and fitted kitchen plus an external utility room which has heating, light and power and a WC and two first floor bedrooms which both offer en-suite bathrooms.

The rear garden enjoys a sunny aspect and is mainly laid to lawn and enjoys approximately 50ft in length plus there is an alley which gives access to the front and is also shared by the neighbouring property.

Further benefits include integrated appliances, 'Regency' styled radiators, contemporary styled bath and shower rooms, solid wood work-surface and engineered oak flooring.

Don't miss this one! Great as a holiday home/air bnb or main residence.

The property is also being sold with No Onward Chain!

Viewings are by appointment only so call us now to make your arrangement to view.



Entrance:

Door to:

Living Room:

Fireplace recess, fitted display unit, built-in under stairs cupboard, engineered oak flooring, regency style radiator, panelled glass sash window to the front.

Kitchen:

Fitted cottage style wall and base units, solid wood work-surface over, butler sink with mixer tap, under unit lighting, integrated appliances include electric oven and hob, slim-line dishwasher and integrated fridge, radiator, wall mounted 'Vaillant combi-boiler, window to the rear over-looking the garden.

First Floor Landing:

Doors to:

Bedroom 1:

Fireplace, regency style radiator, stripped wooden door, sash window to the front and door to:

En-Suite Shower room

Contemporary styled with tiled

shower cubicle, wash hand basin, WC, radiator/towel rail and inset lighting.

Bedroom 2:

Regency style radiator, window to the rear and door to:

En-Suite Bathroom:

Contemporary styled with bath tub, wash hand basin, WC, mirrored cabinet, heated towel rail/radiator, floor tiling, inset lighting and window to the rear.

Exterior:**Rear Garden:**

The rear garden enjoys a sunny aspect and is mainly laid to lawn and enjoys approximately 50ft in length plus there is an alley which gives access to the front and is also shared by the neighbouring property.

External Utility Room:

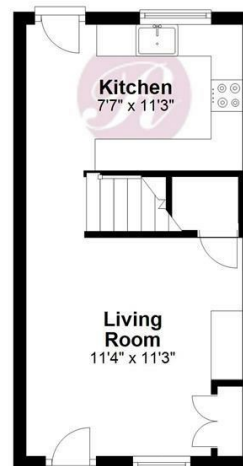
Light and power, space for washing machine and space for tumble dryer, wooden shelving and electric wall heater.

Dover District Council:

Council Tax Band: B

Ground Floor

Approx. 315.3 sq. feet

**First Floor**

Approx. 377.8 sq. feet



Total area: approx. 693.1 sq. feet

Please note that floorplans and design may vary and are for illustrative purposes only.
Plan produced using PlanUp.

Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

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