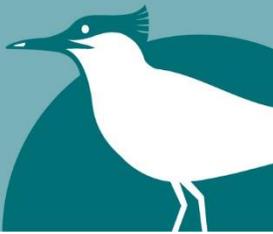




154 St. Georges Road
Sandwich, CT13 9LD
£750,000

colebrooksturrock.com





154 St. Georges Road

Sandwich

A beautifully reimagined three bedroom modern detached bungalow, offered with no onward chain.

Situation

Situated in a sought-after residential area near Sir Roger Manwood's Grammar School, this property enjoys a prime position on the edge of the historic Cinque Port town of Sandwich. The town offers a wide range of amenities, including a supermarket, independent shops, cafés, restaurants, pubs, medical services, and highly regarded schools, along with excellent leisure facilities. Golf enthusiasts will appreciate the proximity to Princes Golf Club and the world-famous Royal St George's. Sandwich provides direct train links to London St Pancras and Charing Cross, while the nearby A299 offers swift access to the M2.

The Property

A beautifully reimagined modern detached bungalow combining the charm of its solid 60-year heritage with the style and comfort of a newly built home. Recently extended and refurbished to an exceptional standard, it has never been lived in since completion, meaning every fixture, fitting, and finish is pristine and ready for its first owner. The striking new rear wing houses a spacious principal bedroom suite with garden access, while the heart of the home is an impressive L-shaped open-plan living area. This sociable space seamlessly incorporates a sleek fitted kitchen, dining area, and sitting zone, with bi-fold doors opening directly onto the garden for an effortless indoor-outdoor lifestyle. With three generous double bedrooms in total, plus a separate utility room and an integral garage, the layout is as practical as it is stylish. Offered to the market with no onward chain, this is a rare opportunity to secure a home that is both contemporary and turnkey-ready.

Outside

Externally, the property makes a lasting first impression with its smart in-and-out block-paved driveway, complete with a crescent-shaped flower bed and ample parking leading to the integral garage. To the rear, the garden has been thoughtfully landscaped to provide a perfect balance of beauty and function. A generous patio offers an inviting space for entertaining and alfresco dining, while the neatly kept lawn, colourful planted borders, and greenhouse create a tranquil and versatile outdoor retreat. Enclosed by tall hedging and fencing, the garden enjoys a high degree of privacy, making it an ideal haven to relax in. Both inside and out, this home offers a compelling blend of modern design, comfort, and convenience.

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: E

EPC Rating: C

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**

Total Approximate Area = 1538 sq ft / 142.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
Approx. 1384 SQFT (INTERNAL)

Open Plan Living Area

32' 0" x 11' 9" (9.75m x 3.58m)

Kitchen

15' 10" x 9' 6" (4.82m x 2.89m)

Utility Room

9' 0" x 6' 7" (2.74m x 2.01m)

Bedroom One

16' 6" x 12' 9" (5.03m x 3.88m)

Ensuite

9' 2" x 5' 3" (2.79m x 1.60m)

Bedroom Two

13' 11" x 12' 0" (4.24m x 3.65m)

Bedroom Three

15' 0" x 8' 11" (4.57m x 2.72m)

Bathroom

9' 10" x 6' 6" (2.99m x 1.98m)

Garage

15' 7" x 9' 10" (4.75m x 2.99m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1344783

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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.

Also in: Hawkinge • Saltwood • Walmer