



24 Whitefriars Meadow
Sandwich, CT13 9AS
£310,000

colebrooksturrock.com





24 Whitefriars Meadow

Sandwich

A deceptively spacious second floor apartment offering light and airy, chain free, accommodation within the ancient town walls of Sandwich.

Situation

Situated in this sought after cul-de-sac in the heart of Sandwich close to the Guildhall yet well away from the tourist footfall and the passing traffic. The historic Medieval Cinque Port of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club 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.

complemented by a stylish modern shower room and a separate WC.

Outside

A private south-west facing balcony leads off the sitting/dining room offering views over the communal garden and town walls. The apartment building is encompassed by communal gardens and each flat enjoys an allocated parking space and a single garage en-bloc, measuring 17' 9" x 8' 7" (5.41m x 2.61m) with power and lighting connected.

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 & Maintenance Charges

Share of Freehold
999 year lease from 25th March 1973 Peppercorn ground rent. Annual Service Charge of £1,200 pays towards building insurance, upkeep and electric of the communal parts and gardens.

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**

Second floor
876 sq.ft. (81.4 sq.m.) approx.



Sitting/Dining Room
18' 5" x 14' 10" (5.61m x 4.52m)

Kitchen
11' 5" x 9' 1" (3.48m x 2.77m)

Bedroom One
14' 3" x 10' 11" (4.34m x 3.32m)

Bedroom Two
16' 7" x 8' 0" (5.05m x 2.44m) increasing to 9' 0" (2.74m)

Shower Room
8' 10" x 4' 11" (2.69m x 1.50m)

WC
5' 5" x 2' 11" (1.65m x 0.89m)

Balcony
9' 2" x 3' 2" (2.79m x 0.96m)

TOTAL FLOOR AREA : 876 sq.ft. (81.4 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		
69-80	C		77 C
55-68	D	65 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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