KE







62 New Street, Sandwich, Kent, CT13 9BB

Offers In Excess Of £450,000

- Early Victorian Grade II Listed Cottage
- In The Popular Historic Cinque Port Town of Sandwich
- Three Bedrooms and Loft Room
- Low Maintanence Rear Garden
- Flawless Finish Throughout

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

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An exceptionally spacious and beautifully presented Grade II Listed early Victorian semi-detached cottage, ideally positioned in a sought-after town centre location. Combining period charm with stylish contemporary enhancements, this turnkey home offers an outstanding blend of character, comfort and modern connectivity.

The spacious entrance hall provides access to the main living areas and staircase, with engineered oak flooring and underfloor heating extending throughout the ground floor. At the heart of the home is the impressive newly fitted kitchen, which opens into a stunning rear extension incorporating a generous family and dining area. Flooded with natural light, this exceptional space features bi-fold doors and an electric glazed canopy, creating a wonderful connection between the house and garden.

The kitchen has been fitted with a comprehensive range of high-quality integrated appliances, complemented by a Rangemaster cooker beautifully positioned within the original fireplace recess. From the family/dining room, bi-fold doors open onto a split-level courtyard garden. The immediate stone-paved seating area benefits from external downlighting and a water tap, with steps leading to a larger upper garden level laid with low-maintenance artificial lawn. A timber garden shed provides useful additional storage and has sufficient space for a tumble dryer.

3 2 2 D

Council Tax Band: D





GROUND FLOOR

Entrance Hallway
26' 5' x 6' 3'

Lounge
12'10 x 12'1

Kitchen
14'6 x 12'1 max

Dining Room
10'4 x 10

MEZZANINE LEVEL

Shower Room

FIRST FLOOR

Landing

Bedroom One
12'1 x 10 inc wardrobes

En Suite with Shower and Bath

Bedroom Two
13'6 x 12'3 in wardrobes

Bedroom Three
11'6 x 11'2 to incl loft ladder well

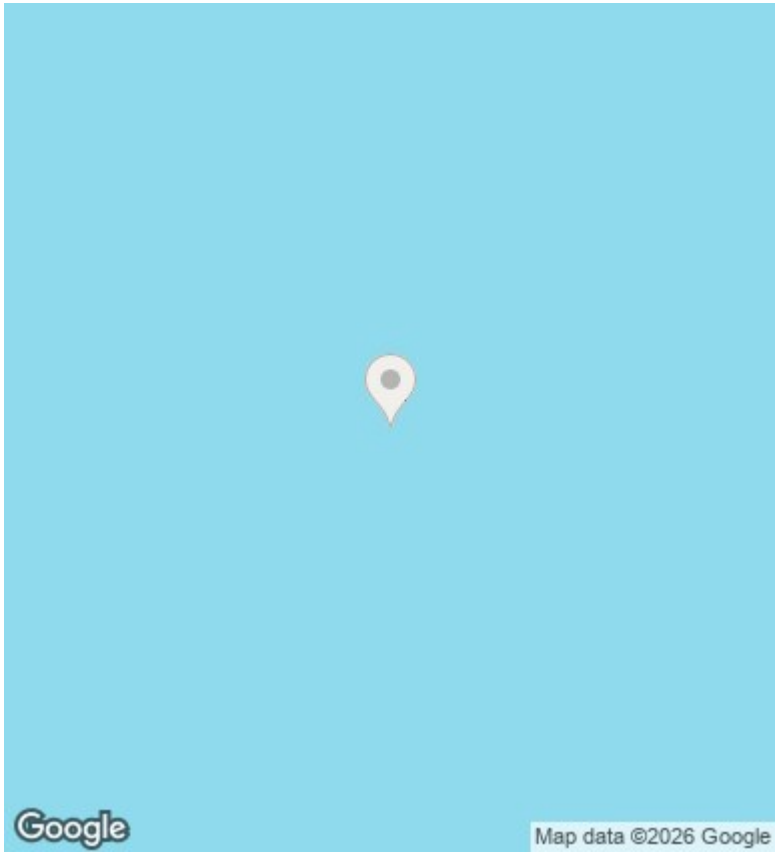
L Shaped Loft Room
18'0 max x 13'8 into sloping ceiling

OUTSIDE

Rear Garden

COUNCIL TAX BAND D



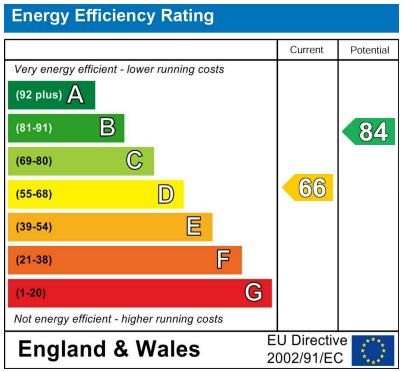


Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

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