



6 Sunnyside Gardens  
Sandwich, CT13 0QH  
£450,000

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# 6 Sunnyside Gardens

## Sandwich

A modern detached family home, offering extended accommodation, within a quiet cul-de-sac setting on the outskirts of Sandwich town centre.

### Situation

The popular historic Cinque Port town 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. Sunnyside Gardens is a quiet cul-de-sac on the western outskirts of the town and is approx. fifteen-minute walk away from the town centre.

### The Property

Set on the edge of Sandwich town centre, this modern detached family home offers, extended accommodation within a quiet cul-de-sac setting. The ground floor features a welcoming sitting room with a wood-burning stove, alongside a spacious kitchen/dining room. The kitchen is well-equipped with a range of coordinated units, enhanced by a bespoke pantry cupboard and a practical utility/laundry room with access to the integral garage. Double doors link the kitchen and sitting room, while sliding patio doors lead to a bright conservatory that overlooks and opens onto the garden. A convenient cloakroom/WC completes the ground floor. Upstairs, a central landing leads to five bedrooms, three doubles and two singles, all served by a contemporary bathroom. The property further benefits from gas central heating and double glazing throughout.

### Outside

To the front is a small lawned garden bordered by flower beds, while the adjacent block-paved driveway provides off-road parking, EV charger and access to the garage. Pedestrian side access leads to the rear, where a raised lawn spans the full width of the plot, and a decked seating area adjoins the conservatory. The garden is well stocked with a variety of mature planting and also features a timber garden shed.

### 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: D

### EPC Rating: C

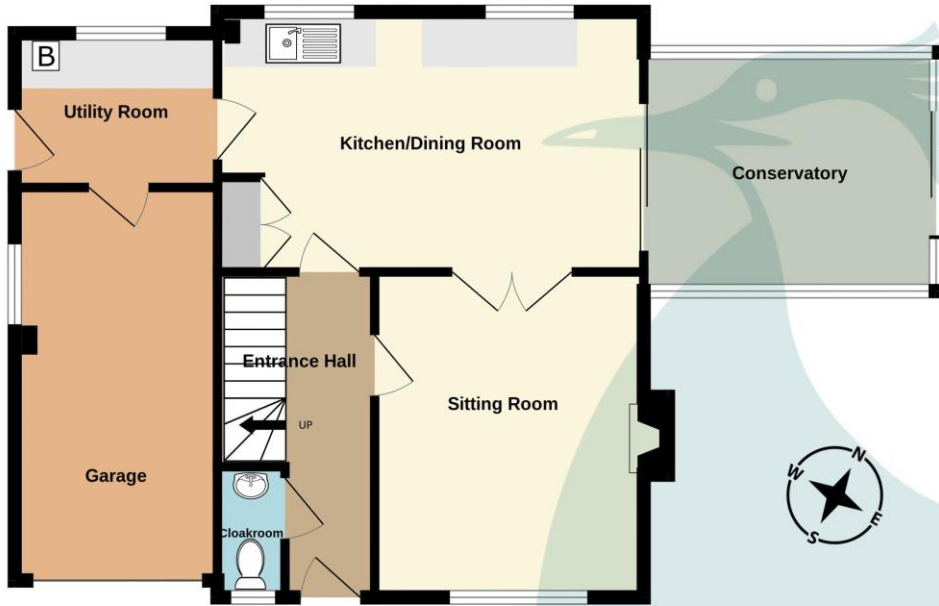
### Agents Note

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**

Ground floor  
739 sq.ft. (68.6 sq.m.) approx.



First floor  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 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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**Sitting Room**  
13' 5" x 11' 3" (4.09m x 3.43m)

**Kitchen/Dining Room**  
17' 10" x 10' 8" (5.43m x 3.25m)

**Conservatory**  
12' 3" x 9' 10" (3.73m x 2.99m)

**Utility Room**  
7' 11" x 6' 6" (2.41m x 1.98m)

**Garage**  
16' 2" x 8' 6" (4.92m x 2.59m)

**Cloakroom**  
5' 4" x 2' 10" (1.62m x 0.86m)

**First Floor**

**Bedroom One**  
11' 7" x 9' 8" (3.53m x 2.94m)

**Bedroom Two**  
10' 8" x 10' 5" (3.25m x 3.17m)

**Bedroom Three**  
13' 4" x 8' 0" (4.06m x 2.44m)

**Bedroom Four**  
L-shaped 9' 6" x 8' 0" (2.89m x 2.44m)

**Bedroom Five**  
L-shaped 8' 5" x 7' 7" (2.56m x 2.31m)

**Bathroom**  
6' 11" x 5' 10" (2.11m x 1.78m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

19 Market Street, Sandwich, Kent CT13 9DA  
t: 01304 612197  
sandwich@colebrooksturrock.com



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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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