



16 Upper Strand Street
Sandwich, CT13 9EE
Guide Price £330,000

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16 Upper Strand Street

Sandwich

A modern “chain free” mid-terrace home enjoying a convenient town centre location close to The Quay, private parking and a south facing courtyard.

Situation

The property occupies a highly desirable position within the historic town of Sandwich, elevated above the River Stour and close to the picturesque quayside, with its excellent selection of bars, restaurants and riverside walks. The surrounding streets are lined with attractive period cottages, reflecting the character and charm of this medieval Cinque Port. Sandwich offers an excellent range of amenities, independent and boutique shops, two supermarkets, a post office, bank, dispensing chemist, cafés, pubs and restaurants, together with a good choice of primary and secondary schools, including the highly regarded Sir Roger Manwood's School. The high-speed rail service from Sandwich provides connections to London St Pancras, while nearby Thanet Parkway station at Cliffsend offers an additional high-speed service to London. The beautiful Kent coastline and countryside are within easy reach, with the internationally renowned Royal St George's and Princes Golf Clubs close by.

The Property

Built in the late 1980s, this modern mid-terrace home offers well-proportioned and thoughtfully arranged accommodation over two floors, together with the highly desirable benefits of off-road parking and a courtyard garden.

The ground floor comprises an entrance hall, fitted kitchen/breakfast room and a comfortable sitting/dining room featuring a brick fireplace and a door providing direct access to the south facing rear courtyard garden. To the first floor are two good-sized double bedrooms and a family bathroom. This modern town centre home is gas centrally heated and is being sold with no onward chain.

Outside

To the rear of the property is an enclosed courtyard garden, accessed directly from the sitting/dining room and enjoying a southerly aspect. A pedestrian gate leads to the resident's car park to which each home has an allocated private parking space. There is also visitors parking.

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: C

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**



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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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Kitchen

10' 9" x 8' 1" (3.27m x 2.46m)

Sitting/Dining Room

13' 2" to front of fireplace x 13' 0" (4.01m x 3.96m)

Courtyard

12' 3" x 12' 0" (3.73m x 3.65m)

First Floor

Bedroom One

11' 7" x 10' 9" (3.53m x 3.27m)

Bedroom Two

13' 0" x 8' 7" (3.96m x 2.61m)

Bathroom

L-shaped 9' 10" x 5' 11" (2.99m x 1.80m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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