



34 St. Georges Road
Sandwich, CT13 9LG
£325,000

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34 St. George's Road

Sandwich

An attractive terraced cottage boasting immaculately presented and characterful accommodation, situated in a highly sought after location.

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.

The Property

Nestled within an attractive terrace of former railway workers cottages is No: 34, a truly charming home offering immaculately presented accommodation complimented by character features. A welcoming sitting/dining room features a delightful focal point fireplace and accesses the bright rear conservatory and the comprehensively fitted kitchen, with matching cabinetry, integrated dishwasher and cooking facilities, and granite worktops. To the first floor, a luxurious bathroom with roll-top bath and separate shower enclosure serves two sumptuous double bedrooms, each enhanced by lovely fireplaces, with fitted wardrobes to the principal bedroom. The property further benefits from full double glazing and gas central heating, creating an enviable and comfortable home.

Outside

The property is set back from the road behind a charming white picket fence, which encloses a well-stocked and attractive front garden. To the rear, a sleek paved, west facing, courtyard garden provides a low-maintenance outdoor space, complemented by a generously sized single garage. The garage is fitted with an electric roller door at one end and an up-and-over door offering vehicular access from the road behind, 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

Freehold

Current Council Tax Band: C

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 FLOOR AREA : 920 sq.ft. (85.4 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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Sitting/Dining Room
20' 7" x 15' 1" (6.27m x 4.59m)

Kitchen
8' 11" x 8' 11" (2.72m x 2.72m)

Conservatory
13' 10" x 9' 0" plus side return (4.21m x 2.74m)

First Floor

Principal Bedroom
13' 2" to front of fitted wardrobes x 9' 4" (4.01m x 2.84m)

Bedroom Two
10' 9" x 9' 9" (3.27m x 2.97m)

Bathroom
8' 9" x 8' 3" (2.66m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 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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