

FINN'S

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Newgate House, New Street, Sandwich, Kent, CT13 9AB

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Newgate House

New Street, Sandwich, Kent, CT13 9AB

Guide Price £450,000

Freehold

Situated in the very heart of the medieval town of Sandwich, this beautifully renovated Grade II listed townhouse presents a rare opportunity to acquire a characterful period home that seamlessly blends historic charm with contemporary living. Currently operating as a successful and lucrative Airbnb, the property is offered to the market chain-free and provides exceptionally versatile accommodation arranged over three floors.

The ground floor is accessed directly from New Street into a welcoming central entrance hall. As a practical home office area or additional storage. To the rear, the stunning kitchen and dining area has been thoughtfully designed around a classic Shaker-style aesthetic, featuring framed cabinetry, oak block work surfaces, integrated appliances including a double oven, induction hob and dishwasher, together with stable doors opening onto the courtyard garden.

The first floor continues the impressive standard of presentation and is arranged from a central landing. The principal bedroom is an elegant and generously proportioned double room The second floor provides two further generous double bedrooms, both beautifully presented and enjoying the same meticulous attention to detail found throughout the home.

Externally, the private rear courtyard garden provides a delightful extension of the living accommodation. Enclosed by traditional masonry walls, the courtyard enjoys a sunny aspect and has been thoughtfully landscaped with raised flower beds, attractive seating areas and gated rear access onto New Street













New Street is widely regarded as one of Sandwich's most desirable addresses, positioned within the heart of this historic Cinque Port town and surrounded by an excellent selection of independent cafés, restaurants, public houses and boutique shops. Sandwich railway station is within comfortable walking distance, offering regular services to Canterbury and high-speed connections to London, while nearby public parking, including the Guildhall car park, provides additional convenience for residents and visitors alike.





The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Reception Room	4.01 x 4.10
Kitchen/Dining Room	3.64 x 6.22

First Floor

Bedroom 1	4.12 x 5.64
Bedroom 2	2.94 x 4.13
Bedroom 3	2.63 x 2.69
Family Room/Bedroom 4	3.35 x 3.64
Bathroom	

External
Garden





Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band D (Dover District Council)

Agents' Notes: This property is Grade II Listed. List entry no. 1107208.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

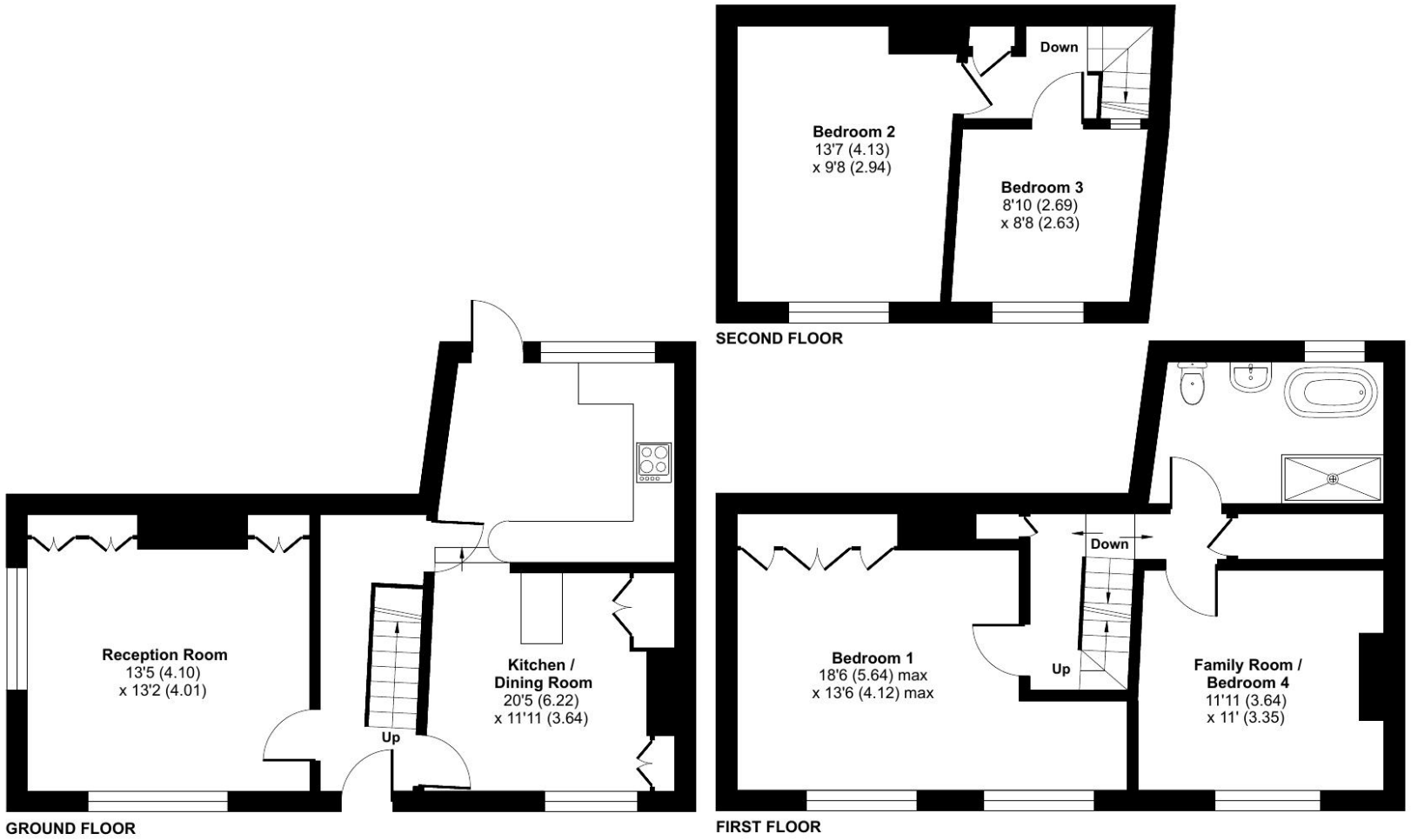
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Approximate Area = 1222 sq ft / 113.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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