



**Guide Price**  
**£475,000**

**Freehold**

4x  2x  2x 

**Postmill Road,  
Sandwich, Kent, CT13**

**OVER 60?**

Secure this property  
for up to **59% less!**



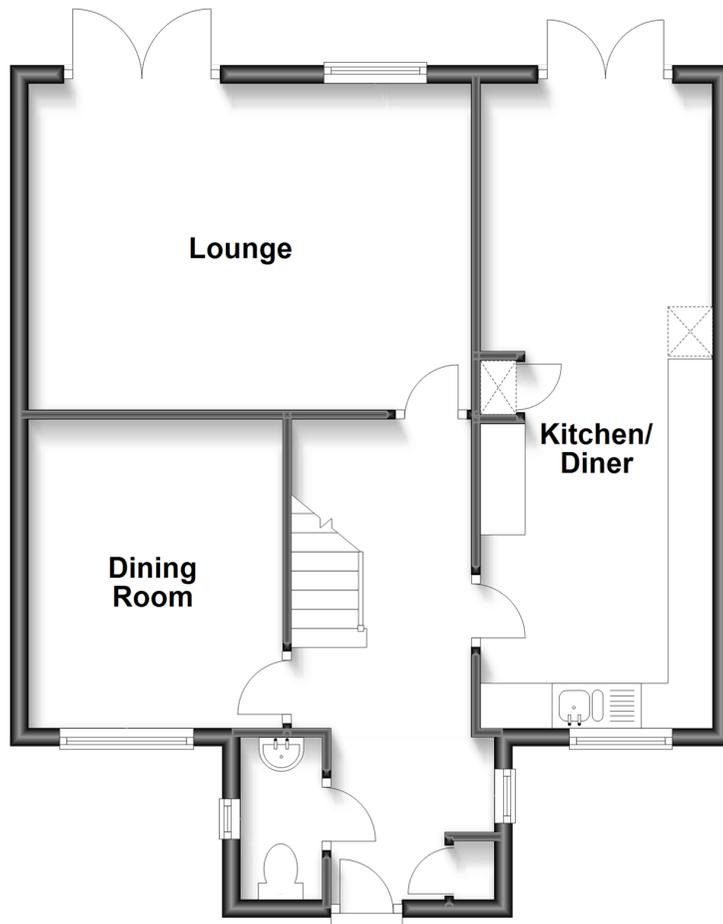
**Video Tour available**

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Helping you move forwards

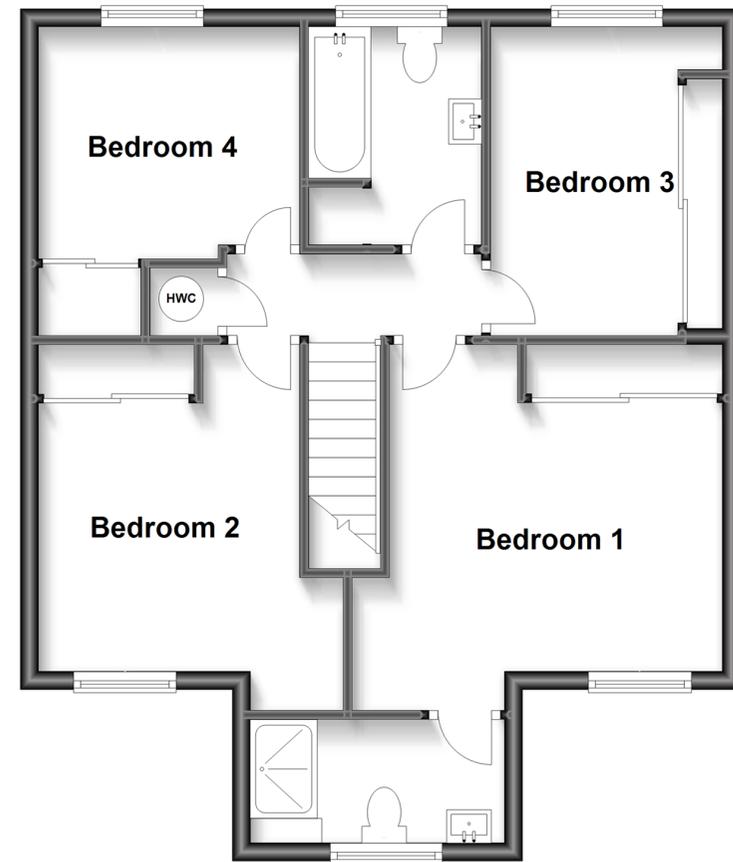
## Ground Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



## First Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 16'3 x 11'11 (4.96m x 3.63m)

Kitchen/Diner : 23'6 x 8'6 (7.17m x 2.59m)

Dining Room : 11'0 x 9'4 (3.36m x 2.85m)

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 13'4 up to fitted wardrobes (4.22m x 4.07m)

En Suite Shower Room

Bedroom 2: 13'5 up to fitted wardrobes x 11'2 (4.09m x 3.41m)

Bedroom 3: 9'8 x 8'8 up to fitted wardrobes (2.95m x 2.64m)

Bedroom 4: 11'2 up to fitted wardrobes x 7'1 (3.41m x 2.16m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Off Road Parking

Garage : 22'11 x 9'9 (6.99m x 2.97m)



## Main features

- Set in a small cul de sac of only five houses, located on the 'Montagu Place' development on the outskirts of Sandwich
- Immaculate condition throughout with nine and half years new home warranty remaining
- Large garage with ample off road parking.
- Fitted sliding wardrobes added to each bedroom, upgraded ceramic hob and other upgrades made by the current owners



### Nearest Schools

Primary Schools: Sandwich Junior School 0.2 miles, Worth Primary 1.1 miles, Eastry C of E Primary 1.8 miles

Secondary Schools: Sandwich Technology School 0.3 miles, Sir Roger Manwood's School 0.6 miles, Goodwin



### Transport Information

Train Stations: Sandwich 0.5 miles, Deal 4.3 miles, Walmer 5.0 miles



### Address

Postmill Road, Sandwich, Kent, CT13



### Directions

For directions to this property please contact us.



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Call Deal Branch 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

10634373/20230218/CC/LB1