



**Price**  
**£650,000**

**Freehold**

4x  2x  2x 

**Sandown Road,  
Sandwich, Kent, CT13**

**OVER 60?**

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



Virtual Reality Tour available

*Wards*

Helping you move forwards

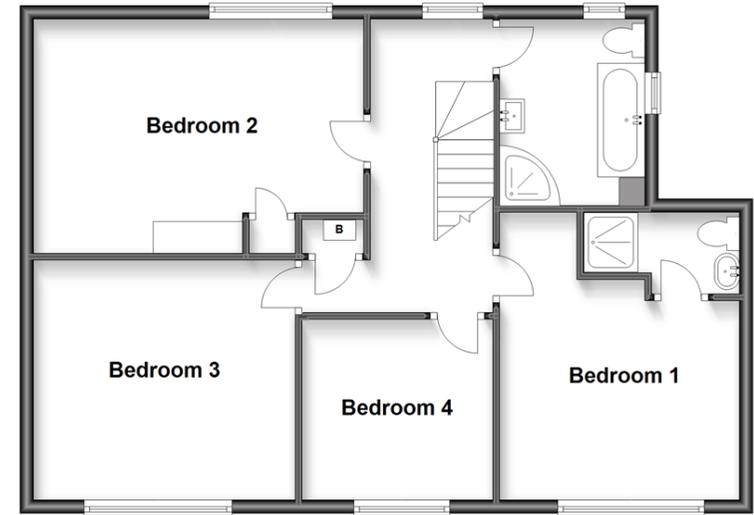
## Ground Floor

Approx. 108.6 sq. metres (1169.0 sq. feet)



## First Floor

Approx. 70.5 sq. metres (758.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 16'2 x 11'9 (4.93m x 3.58m)

Dining Room : 13'7 x 11'6 (4.14m x 3.51m)

Conservatory : 12'2 x 11'4 (3.71m x 3.46m)

Kitchen/Breakfast Room: 19'4 x 9'4 (5.90m x 2.85m)

Utility Room : 7'0 x 4'3 (2.14m x 1.30m)

Downstairs Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'8 x 11'7 (4.17m x 3.53m)

En Suite Shower Room

Bedroom 2: 16'3 x 11'5 (4.96m x 3.48m)

Bedroom 3: 13'1 x 11'9 (3.99m x 3.58m)

Bedroom 4: 9'3 x 8'6 (2.82m x 2.59m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Off Road Parking

Garage : 20'2 x 11'3 (6.15m x 3.43m)



## Main features

- Garage and off road parking
- Downstairs cloakroom and utility room
- Stunning views of the surrounding area with lots of green space
- Turn key condition and ready to move into
- Sunny aspect rear garden

## Nearest Schools

Primary Schools: Sandwich Junior School 1.0 miles, Worth Primary 1.0 miles, Eastry C of E Primary 2.9 miles  
Secondary Schools: Sir Roger Manwood's School 0.6 miles, Sandwich Technology School 1.1 miles, Goodwin Academy 4.0 miles

## Transport Information

Train Stations: Sandwich 0.7 miles, Deal 3.7 miles, Walmer 4.7 miles

## Address

Sandown 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:
C(72)	B(82)

10634400/20230511/LB1/WSM