



**OVER 60?**

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

**Price**

**£500,000**

**Freehold**

4x  3x  2x 

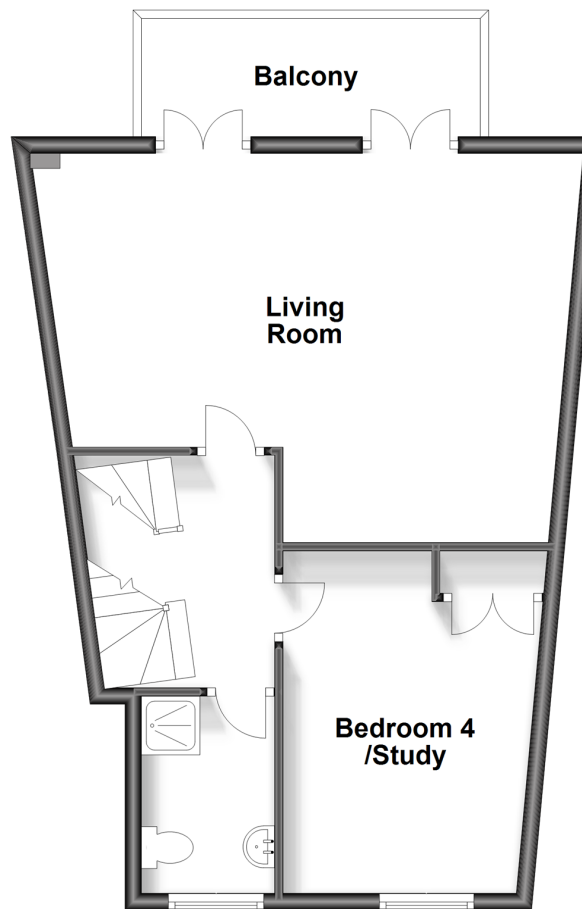
**Willowbank, Sandwich,  
Kent, CT13**

*Wards*  
Helping you move forwards



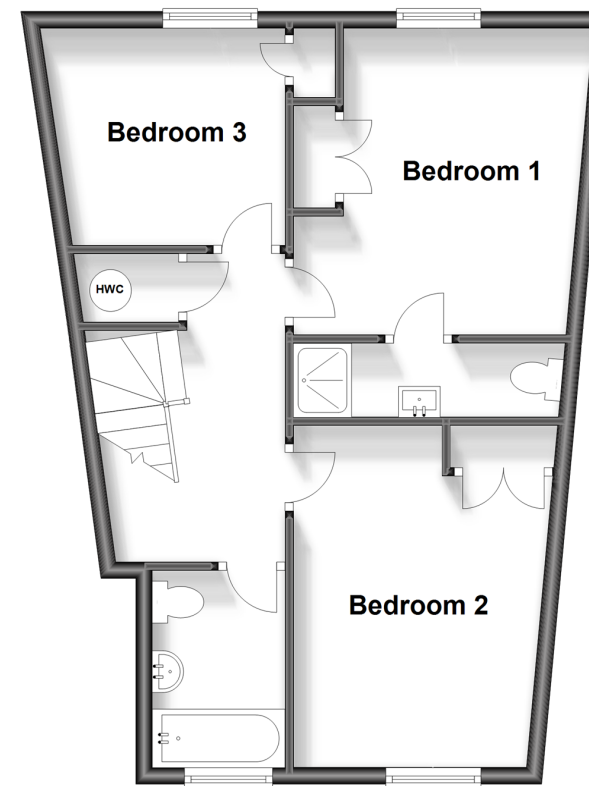
## First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



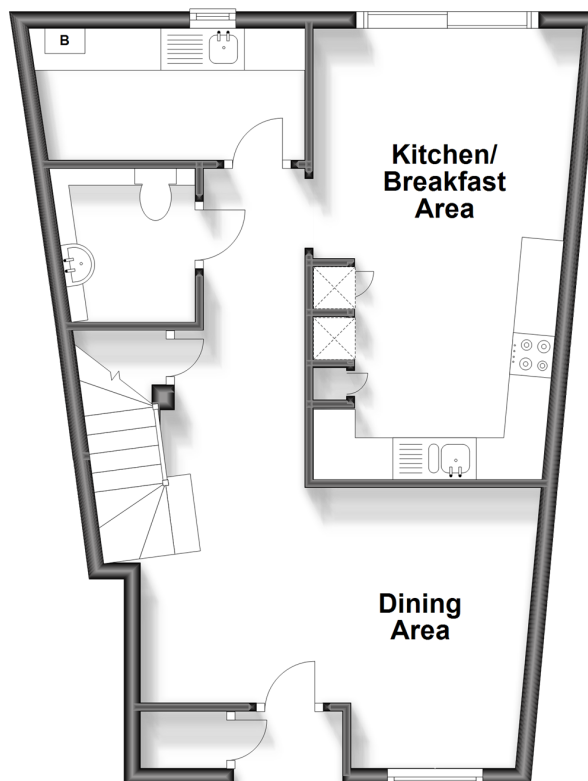
## Second Floor

Approx. 48.9 sq. metres (525.8 sq. feet)



## Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



## Accommodation

### GROUND FLOOR

Dining Area : 11'0 x 8'8 (3.36m x 2.64m)

Cloakroom

Kitchen/Breakfast Area: 17'7 x 10'3 (5.36m x 3.13m)

Utility Room : 10'7 x 5'2 (3.23m x 1.58m)

Bedroom 4 /Study : 13'4 x 10'0 (4.07m x 3.05m)

Shower Room

### SECOND FLOOR

Bedroom 3: 9'0 x 8'8 (2.75m x 2.64m)

Bedroom 1 En-Suite Shower Room: 12'5 x 11'0 (3.79m x 3.36m)

Bedroom 2: 13'3 x 9'9 (4.04m x 2.97m)

Family Bathroom

### OUTSIDE

Garage : 16'10 x 8'7 (5.13m x 2.62m)

Rear Garden

### FIRST FLOOR

Living Room : 20'10 x 15'6 (6.35m x 4.73m)



## Main features

- Well presented home at an excellent standard
- Balcony and private courtyard garden to rear
- Garage with direct access from property and Bridge Close
- Generous downstairs living space with separate dining area and utility room
- Benefits from both a shower room and separate bathroom, in addition to an en-suite and downstairs cloakroom.



### Nearest Schools

Primary Schools: Sandwich Junior School 0.6 miles, Worth Primary 1.3 miles, Eastry C of E Primary 2.6 miles

Secondary Schools: Sir Roger Manwood's School 0.3 miles, Sandwich Technology School 0.9 miles, Great Oaks



### Transport Information

Train Stations: Sandwich 0.4 miles, Deal 4.4 miles, Walmer 5.3 miles



### Address

Willowbank, Sandwich, Kent, CT13



### Directions

For directions to this property please contact us.







**Wards**  
Helping you move forwards

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.



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