



North Road, Sandwich Bay, Sandwich, CT13 9PJ

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# North Road

Sandwich Bay, Sandwich, CT13 9PJ

**Guide Price £650,000**

**Freehold**

Positioned within the sought-after private estate of Sandwich Bay, this semi-detached chalet bungalow offers a generous and highly adaptable layout, ideal for those seeking coastal living in a peaceful and exclusive setting. Sold chain-free, the property provides an excellent opportunity for home movers looking to make the most of this desirable location.

The ground floor is arranged to offer bright and comfortable living spaces, beginning with an entrance porch opening into a welcoming lobby. A spacious living room connects directly to the dining room and the adjoining kitchen, creating an easy flow for everyday living and entertaining. Three well-proportioned bedrooms are located on this level, each benefitting from fitted storage, along with a bathroom off the entrance lobby and a separate WC.

Upstairs, the principal bedroom occupies the first floor and features fitted wardrobes and its own en-suite bathroom, offering a private and well-presented retreat.

The property is set back behind a generous front garden with driveway parking for several vehicles, while a gated side access leads to an expansive rear garden enjoying a sunny and open aspect.

Located on North Road, the home is just moments from the beautiful beaches and coastal paths of Sandwich Bay. The historic town of Sandwich lies a little over a mile away and offers a range of everyday amenities, including a supermarket, pubs, cafés, restaurants and a tourist centre exploring the town's rich heritage. Excellent transport links are also close by, with regular bus services and a mainline station providing high-speed rail connections to London St Pancras.



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

**Ground Floor**

Entrance Porch

Hallway

Bathroom

WC

Bedroom 3 4.06 x 2.24

Bedroom 2 4.85 x 3.84

Bedroom 4 3.33 x 2.95

Reception Room 5.92 x 4.62

Dining Room 5.92 x 4.04

Kitchen 4.47 x 4.06



**First Floor**

Bedroom 1 4.95 x 4.60

En-Suite Bathroom



**External**

Garage 6.71 x 4.98

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

**Council Tax:** Band E (Dover District Council)

**Energy Rating:** Current 57 | D. Potential 77 | C.

**Charges:** Estate management fees apply. Enquire for further information.

**Viewing by appointment only:** Finn's Sandwich  
Tel: 01304 612 147 | Email: [sandwich@finns.co.uk](mailto:sandwich@finns.co.uk)

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Approximate Area = 1761 sq ft / 163.6 sq m  
Garage = 359 sq ft / 33.3 sq m  
Total = 2120 sq ft / 196.9 sq m  
For identification only - Not to scale



FIRST FLOOR



GARAGE

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Finn's. REF: 1047438

**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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