



Alliss Gardens, Sandwich, Kent, CT13 0GQ

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Guide Price £400,000

Freehold

Situated on a quiet cul-de-sac within a sought-after modern development in Sandwich, this well-presented family home, with no onward chain, offers contemporary accommodation finished to a high standard throughout, with the added benefit of energy-efficient features and low running costs. The property is ideally positioned within walking distance of the town centre, railway station and local schools, providing a convenient and comfortable lifestyle for families, first-time buyers or downsizers.

The ground floor accommodation begins with a welcoming entrance hallway and a convenient cloakroom. The modern fitted kitchen offers a sleek range of units with integrated appliances and space for dining, while the open-plan living room provides a bright and versatile reception area with patio doors opening directly onto the secluded, not-overlooked rear garden. Fitted Sanderson shutters on the front internal elevation add a stylish and practical finishing touch to the living space.

On the first floor, the principal bedroom benefits from built-in double wardrobes and a contemporary en-suite shower room. Two further well-proportioned bedrooms are served by a modern three-piece family bathroom, offering flexible accommodation for family life, guests or home working.

Externally, the property enjoys a private driveway and a car barn providing covered parking, with side access leading to the landscaped rear garden. The garden is designed to be private and secluded, with a newly laid patio and attractive planted borders, creating a peaceful outdoor retreat.

Alliss Gardens is part of a popular and well-regarded residential development, located within easy reach of the historic town centre of Sandwich. The town offers an excellent range of independent shops, cafés, restaurants and everyday amenities, alongside highly regarded schooling including Sir Roger Manwood's Grammar School, Sandwich Junior School and Sandwich Technology School. Sandwich railway station provides regular services to Canterbury and London, while the surrounding countryside and nearby Kent coastline offer a wealth of leisure opportunities, making this an ideal setting for



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

Ground Floor

Entrance Hall
WC
Kitchen/ Dining Room 5.26 x 2.97
Living Room 5.21 x 3.23

First Floor

Bedroom 1 4.24 x 3.43
En-Suite Shower
Bedroom 2 3.30 x 3.02
Bedroom 3 3.28 x 2.08
Family Bathroom

External

Car-barn 3.05 x 5.69



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

Council Tax: Band D (Dover District Council)

Energy Rating: Current 83 | B. Potential 94 | A.

Charges: Estate management charge: Circa. £400 per annum.

Viewing by appointment only: Finn's Sandwich
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Approximate Area = 985 sq ft / 91.5 sq m (excludes carport)

For identification only - Not to scale



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: 1012573

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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