



Guilford House, Princes Drive, Sandwich Bay, CT13 9PX

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Guilford House

Princes Drive, Sandwich Bay, CT13 9PX

Guide Price £400,000

Leasehold

Guilford House is a rare ground floor apartment on the prestigious Sandwich Bay estate, formerly used as a holiday home and now being offered chain free, with direct access to both Royal St George's and Prince's golf courses and a sea-facing position with stunning views. The property is well maintained by the current owner and benefits from the convenience of both private access via the living room and a main entrance through the communal hallway, creating flexible and practical entry options. Although in need of updating, the apartment offers a versatile layout and generously proportioned accommodation, ideal for those seeking a ground floor home with single-storey living.

The accommodation is arranged around a central hallway and includes a double bedroom with built-in wardrobe and hand basin, along with two further double bedrooms sharing a central lobby with additional fitted wardrobe space and a Jack and Jill style bathroom. There is also a main family bathroom with a separate WC. The open-plan living room flows seamlessly into the kitchen diner, which is fitted with wall and base units and offers space for free-standing appliances. Patio doors from the living area lead directly onto a private external patio, providing a pleasant extension of the living space and views over the estate grounds.

Externally, residents benefit from use of the communal landscaped grounds surrounding the building, unrestricted resident parking and a single garage en bloc, ideal for vehicle storage or additional household storage. Guilford House combines a sought-after coastal location, proximity to world-renowned golf courses, and the convenience of ground floor accommodation, making it a highly appealing home for families, downsizers or those seeking a lifestyle property in a prestigious setting.



Sandwich Bay is one of Kent's most exclusive and sought-after coastal locations, renowned for its scenic beaches, open countryside and world-class golf courses including Royal St George's and Prince's. and remaining within easy reach of the historic town of Sandwich, which provides a wide range of amenities including independent shops, cafés, restaurants, schools and a mainline railway station with services to London.

The accommodation is as follows:
Please see the illustration floor plan below for the full layout and individual room dimensions.

(NB: all measurements are an approximate guide only).



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

Council Tax: Band D (Dover District Council)

Energy Rating: Current 61 | D. Potential 72 | C.

Lease: Lease Term: 900 years. Years Remaining: TBC.

Charges: Maintenance/ Service Charge: £1,400 per annum. Ground Rent Charges: £0 per annum.

Agents Notes: The property is leasehold. The length and terms of the lease are yet to be verified. Estate charges apply, along with service and ground rent charges (details of which are to be confirmed).

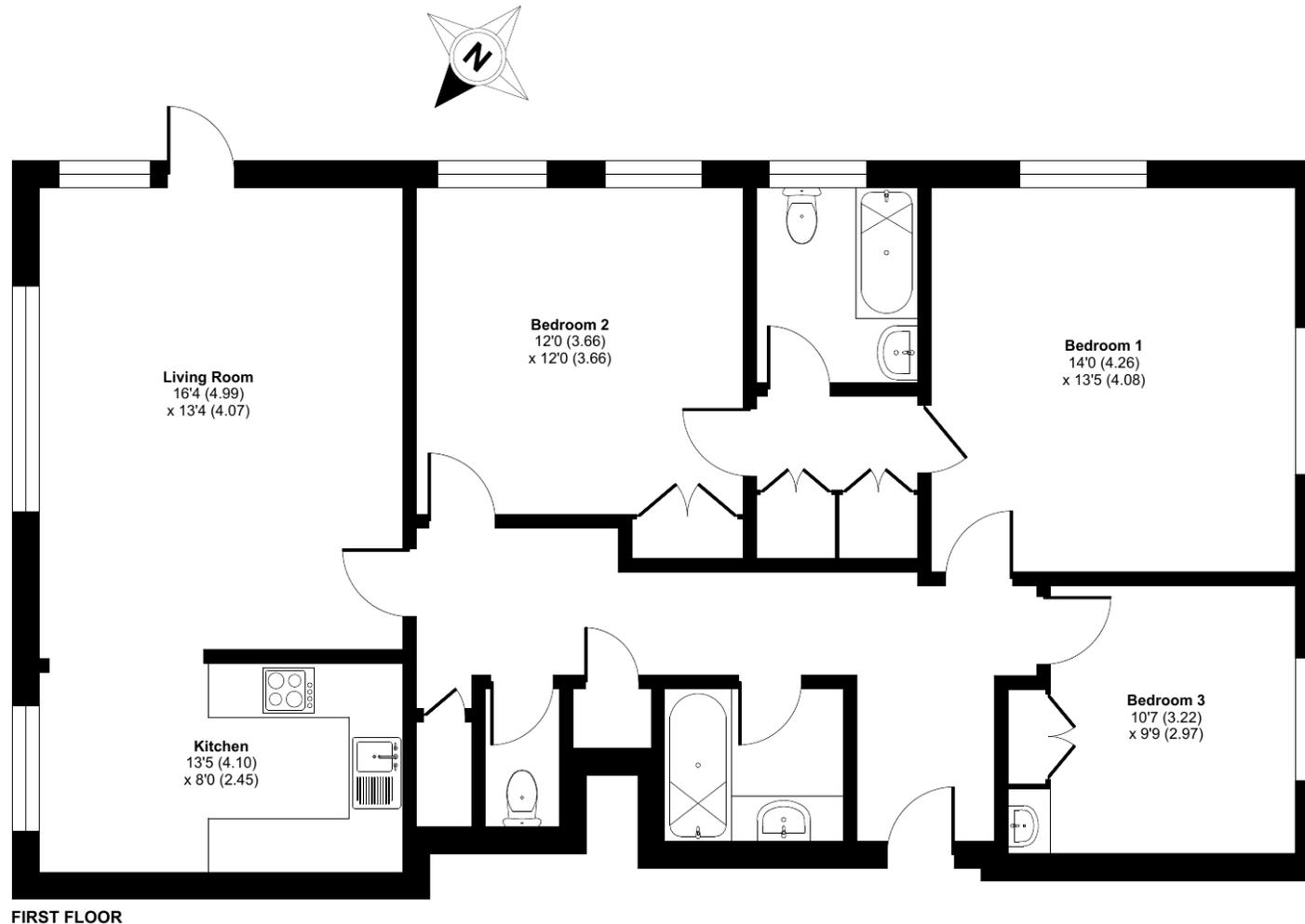
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Approximate Area = 1100 sq ft / 102.1 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Finns. REF: 1420196

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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