



14 Sevastopol Place, Canterbury, Kent, CT1 1AS

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**14 Sevastopol Place, Canterbury,
Kent, CT1 1AS**

£250,000 Freehold

A well presented three bedroom family home with light and airy accommodation situated just 1.5 miles from Canterbury City Centre.

- Three Bedroom Terraced Family Home
- No Onward Chain
- Modern Kitchen
- Rear Garden
- Double Glazing & Gas Central Heating
- Off Road Parking
- Located Just 1.5 Miles From Canterbury City Centre

The front door opens to the entrance hall and through to the bright and spacious double aspect sitting room with patio doors leading to the back garden. The modern kitchen has a range of wall and base units, a built in electric oven and hob and spaces for appliances. There is plenty of storage with a large under stairs cupboard plus an external storage area to the front of the house.

Upstairs you'll find the three bedrooms, family bathroom and separate w.c.

Outside, there is an off road parking space to the front of the house and most of the garden lies to the rear which is fence enclosed and measures approximately 25' x 25'.

Sevastopol Place is located approximately 1.5 miles from the City Centre where you can enjoy an fantastic mix of restaurants, bars and shops and there is a Waitrose supermarket close by.

There is a good choice of primary schools close by as well as excellent secondary schools including Barton Court Grammar School and new Barton Manor School. You also have Canterbury College and Canterbury Christchurch University all within easy walking distance. There is also a regular bus service.

Sports enthusiasts will be pleased to know that Polo Farm, a sports club offering many sports including tennis and hockey, is a short walk away. If golf is more your thing, there is a superb 18 hole golf course and driving range nearby also. As well as

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



being so close to the City Centre, there are some great options for exploring nature and some scenic walks around.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'B' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 10/3/26



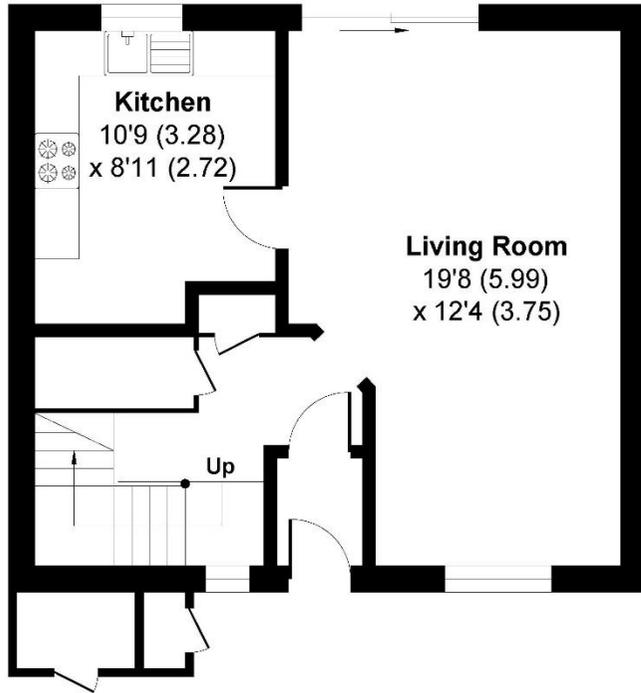


Garden
26'3 (8.0)
x 25'7 (7.80)

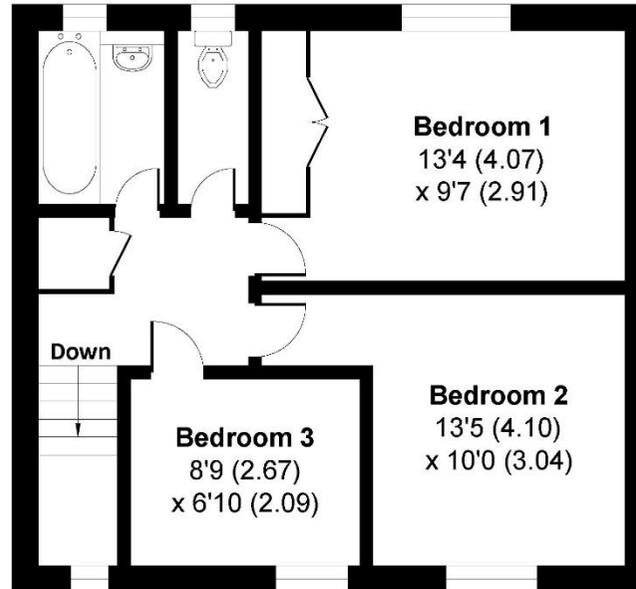
Sevastopol Place, Canterbury

Approximate Gross Internal Area = 79.31 sq m / 853.68 sq ft

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

